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CITY OF DAVIS
2002 HOUSING ELEMENT
OF THE GENERAL PLAN

ADOPTED JULY 20, 2004
BY THE DAVIS CITY COUNCIL



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The Housing Element of the General Plan was prepared through a community-based process. The Housing Element underwent public review before the Affordable Housing Task Force, the Planning Commission and the City Council. There are many people who contributed to this Housing Element and deserve special thanks. Below is a list of City Council, Planning Commission, Affordable Housing task Force and some staff.

City Council 2001 through 2004

Susie Boyd (Mayor, 2002-2004)
Ken Wagstaff (Mayor, 2000-2002)
Ruth Uy Asmundson (Mayor, 2004-2006)
Sue Greenwald (Mayor Pro Tem, 2004-2006)
Michael Harrington
Ted Puntillo
Sheryl Freeman
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Stephen Souza

Affordable Housing Task Force

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Jon Berkley
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ASUCD Senate Rep. (Varying persons)
City-UCD Student Liaison Commission
Representatives (varying persons)

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2002 HOUSING ELEMENT ADDENDUM

The Addendum to the Housing Element is not included in the Table of Contents because it is placed before the Table of Contents. The Housing Element Addendum contains comments from HCD and the city's responses to the comments. Some of the Housing Element tables, facts and figures were updated, deleted or revised in the Addendum. It is recommended that the Addendum be consulted first while using this document. The Addendum does not negate facts and figures in the Housing Element, rather provided further clarifications.

RESPONSES TO HCD LETTERS

ADDENDIUM TO CITY OF DAVIS HOUSING ELEMENT 2002

Italicized sub-numbering is used to assist with the responses provided to the comments in the HCD letters. The heading and numbering in the HCD's letter are kept. The HCD comments are italicized and/or indented.

A. Housing Needs, Resources and Constraints (HCD)

1. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels (Section 65583(a)(1)). Include the locality's share of regional housing need in accordance with Section 65584.*

1(a). The element (Table 45) indicates that building permits/certificates of occupancy for 1,352 new units were issued between 2000 and 2002. As you know, the City's Regional Housing Need Allocation (RHNA) obligation of 1,962 can be credited with the number of new units permitted and constructed since January 1, 2000. However, according to Table 44, it appears the City is proposing credit for both units built (Table 45) and "sites zoned, but not built" (Table 45A) as a means to reduce its RHNA. Without land-use entitlements in place and permits in hand, the City can not factor-in "sites zoned" to reduce its regional share need obligation. It is appropriate to include these zoned sites as part of the City's vacant land and/or infill site inventories listed in Tables 54 and 55.

City Response

According HCD's "Housing Element Questions and Answers" publication, the

"purpose of the land inventory is to identify specific sites suitable for residential development in order to compare the locality's new construction need by affordability category with its residential development (total supply) capacity." ... "The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites within the current planning period of the housing element." ... "The housing element land inventory and analysis will allow the locality to determine whether current zoning and densities make sufficient residential land available to accommodate the new construction need in total and by income level." ... The locality's site are adequate if the land inventory (Section 65583(a)(3) demonstrates sufficient realistic capacity at appropriate densities and development standards to permit development of a range of housing types and prices to accommodate the community's share of the regional housing need by income level."

The October 3, 2003 letter from HCD states that "without land-use entitlements in place and permits in hand, the City cannot factor-in "sites zoned" to reduce its regional share need obligation." The city believes that the draft housing element complies with the state law cited. This is because of the following reasons:

- The above stated purpose of land use inventory.
- The parcels that the city identified in the draft housing element tables cited by HCD are appropriately entitled for residential development. The parcels in the tables are designated for residential development in both the city's General Plan and Zoning Ordinance land use maps. Also, residential developments are principally permitted on the parcels. Although some of the parcels may require quasi-judicial approvals, such as design review, final planned development, and/or building permits, these are normal in most jurisdictions and are consistent with state law.
- The city has capacity to meet and exceed its fair share allocation.

However, the city has revised the draft-housing element tables cited in the HCD letter. The revised tables still show that the city has adequate capacity to meet and exceed the city's fair share allocation for this planning period. Some units in Table 54 of the draft-housing element submitted to HCD were not included in the ability to meet fair share allocation tables. Those units are now included in the tables. The total units to meet the city's fair share allocation have increased due to this addition of these units.

The revised tables below were not updated to represent current conditions, such as to include information of potential infill or new projects under review. The purpose for not updating the tables to present conditions is to maintain a base time line for the draft housing element. Those approved infill projects would increase the number of potential units.

Details of the revised tables can be summarized as follows:

Revised Table 44 contains a summary of the city's ability to meet its regional fair share allocation. The units contained in this table are derived from certificates of occupancies issued from January 1, 2000 through February 14, 2002, units under construction from February 14, 2002 through March of 2003, and suitable available developable residential zoned parcels. This revised Table 44 shows that the city has capacity for 420 units more than its fair share allocation for the planning period. It shows that the city has capacity for a total of 2,382 units within this planning period as compared to 1,962 units allocated to the city by SACOG. The table further shows that the target income groups of very-low and low-income households will be provided 574 units as compared to 463 units of regional fair share. This is 111 units more than required under the fair share allocation. There is capacity for 233 more units for moderate-income households and 76 above moderate-income households than required by the fair share allocation.

Table 45 is not significantly revised. As HCD's October 3, 2003 letter states the units in this table can be "credited with the number of new units permitted and constructed". This table

shows that the city had constructed approximately 68.91 percent of its regional fair share allocation by February 14, 2002. This leaves approximately 31.09 percent of new construction to occur from February 14, 2002 to June 30, 2008, which is the end of this planning period.

Table 45A is revised. It now contains only units under construction from 2002 through March 2003 by income category based on specific parcels. It should be noted that some of the addresses in the revised table have now been issued certificates of occupancies. The vacant parcels in the old Table 45A were moved to Table 54. This is to maintain a base time line and to keep the data in the tables in the draft housing element submitted to HCD consistent. Similarly, parcels under construction that were previously shown in Table 54 were moved to Table 45A. This addressed in part the duplicative comments and concerns raised in the HCD's letter.

Table 54 is revised. It now contains vacant suitable available developable residential zoned parcels. It also contains data on the remaining vacant single-family lots as of January 1, 2002. Again, some of the data in this table was previously contained in Table 45A. The data is provided based on income levels. This table contains infill residential designated parcels ready for development with residential units. A detailed zoning analysis of each address is provided below.

It should be noted that the remaining units to be provided include 15 potential residential infill units. As of October 2003, about eight second units have gained city approval for construction. This leaves about seven units towards the remaining near five years of the planning period of this housing element. There are factors such as recent state law permitting second units and the continued lower mortgage and refinancing interest rates that will impact the number of infill units to be built during the planning period. Most of the potential units are not accounted for herein and would be difficult to be accounted for since there is no valid data on the history of infill developments. This conservative estimate is deliberately chosen because the city has adequate capacity to meet and exceed its regional fair share allocation. There are pending and recently approved infill residential projects that add to the city's housing stock and capacity. These projects, which include the Glacier Place (approved in December 2003) and Da Vinci Court Apartments, a 51-unit and 160 bedrooms project currently under review, are not included in the revised tables.

Below is a chart summarizing Tables 45, 45A and 54.

	<u>Very-low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>
Table 45 (units built):	212	64	423	653
Table 45A (units under construction):	9	30	270	8
Table 54 (available sites):	71	188	161	393
Totals:	292	282	854	954

The city has capacity for approximately 2,382 new housing units for this planning period as compared to the 1,962 regional fair share allocation. When compared by income levels, the city has capacity to provide 292 very-low income units as compared to 79 units of regional fair share allocation. The city has capacity for 282 low income units as compared to 384 fair share allocations. The city has capacity for 854 moderate-income units as compared to 621 fair share allocations.

Below is the revised Table 44.

TABLE 44 Revised SUMMARY OF DAVIS FAIR SHARE ANALYSIS FOR 2002-08 PLANNING PERIOD (Ability to Meet Fair Share Allocation for 2002-07 Summarized)				
		Summary of City's Ability to Meet Fair Share Based on 1/2000 - 2/14/02 COs, Units Under Construction & Available/Developable Zoned Specific Addresses/Sites/Parcels		
Income Groups	SACOG Fair Share Allocation City of Davis	City's Capacity 2002-07	SACOG and City #s Differences	Combined Numbers
Very-Low Income	79	292	+213	574 <i>463 RHNP</i>
Low-income	384	282	-102	
Moderate-income	621	854	+233	1,808 <i>1,499 RHNP</i>
Above Moderate income	878	954	+97	
Total Units:	1,962	2,382	+420	
<u>Note:</u> Numbers in <i>italics</i> in the last column are the combined units' number for very-low plus low-income groups and moderate plus above-moderate-income groups allocated by SACOG.				
<u>Sources:</u> SACOG's RHNP; City of Davis Planning and Building Department				

TABLE 45

**BUILT / CERTIFICATES OF OCCUPANCIES FROM 1/1/00 THROUGH 2/14/02
(City Of Davis Ability To Meet Its RHNP Allocations For 2002-07)**

Built / Issued Certificates of Occupancies	Very-low	Low	Moderate	Above-Moderate
Single-family units Issued Certificates of Occupancy as of 1/1/00 - 2/14/02, excludes affordable and apartment units	-	-	-	631
1501 & 1515 Shasta Dr - Shasta Point - Evergreen Senior	68	-	-	-
1800 Moore Blvd. - Terracina Apartment in Wildhorse	20	50	-	-
1677 Drew Avenue - Allegre Apartment	30	-	122	-
1500 Shasta Drive - Adobe Apartment - Evergreen	30	-	90	-
1752 Drew Ave. - Pacifico Phase I (84 beds/3 = 28 units)	28	-	-	-
4501 Alhambra - Seville Apartment in Mace Ranch	-	-	83	-
2029-2085 5 th Street Condos - Sequoia Villas	-	-	4	10
Cnr of Redbud & Cottonwood - Willowbank #9 for-sale	-	-	8	-
5512-5537 Marden St - El Macero Estate 2 for-sale units	-	-	8	-
Wildhorse For-sale Single Family units built by Morrison	-	-	52	-
40 Parkside Ave.; 801 Oeste Dr.; 326 I St.; 1307 Union Drive; 1930 Haussler - 2 nd Units as of February 28, 2003		5		
5503-5539 Tufts - Simmons Estates SF Affordable units			7	
2120+ Cowell Blvd. - Oakshade Commons Apartment	-	-	42	-
3023 Albany Avenue - Owendale (DMHA) Apartment	36	9	-	-
Covell/Catalina/Phoenix Place - 8 Single-family units	-	-	-	8
312 3rd Str. - 4 MF units & 119 E Street - 7 MF units	-	-	7	4
Sub-total	212	64	423	653
Total	1,352			

Notes:

January 1, 2000 to June 30, 2002 was deemed the Interim Planning Period for which local agencies could use to address their ability to meet their fair share allocation. The city has used data available on the number of certificates of occupancy (CO) issued between January 1, 2000 to February 14, 2002 in reporting its ability to meet its fair share allocation. **COs from January 1, 2000 to February 14, 2002** represent only the market-rate single-family units issued COs between January 1, 2000 and February 14, 2002. Affordable housing single-family units issued COs during this period were excluded for the ease of identifying very-low and low income units.

Source: City of Davis Planning and Building Department

TABLE 45A -- Revised

UNITS UNDER CONSTRUCTION
(Ability To Meet RHNP Allocations For 2002-07 Continued; From 2002 through 2003)

Under Construction	Very-low	Low	Moderate	Above-Moderate
3101 5 th Street - Walnut Terrace -- Affordable Housing -- <i>Mace Senior Housing now occupied</i>	-	30	-	-
1212 Alvarado -- Almondwood Apartment; <i>Construction completed</i>	-	-	5	-
404 F Street Mixed-Use (8 Lofts)	-	-	-	8
312 and 316 D Street - 4 market-rate units; <i>Construction completed</i>	-	-	4	-
200 G Street - 4 multifamily units; <i>Construction completed</i>	-	-	4	-
301 7 th Street (2 Single-family units); <i>Construction completed</i>	-	-	2	-
1760 Drew Ave - Pacifico Coop Phase 2 (28 beds/3 = 9 units) -- <i>temporary occupancy permit issued</i>	9	-	-	-
Fifth & Second Street - Cantrill Drive Apartment project, <i>most units are now occupied</i>	-	-	132	-
1056 Olive Drive Apartment project, <i>most units are now occupied</i>	-	-	123	-
Sub-total	9	30	270	8
Total combined Tables 45 & 45A	221	94	693	661
Total	317			
Overall Total of combined Tables 45 & 45A	1,669			

Note:

1. **Under Construction** -- refers to zoned residential parcels that have obtained building permit and are under construction, near completion, or recently completed.
2. **Completed Construction** -- although temporary occupancy or final occupancy has been issued for some of the above addresses, in order to maintain the time line in the draft-housing element, these addresses were not moved to Table 45.
3. Most of these projects have completed construction, or are occupied now. However, to maintain a base time line for the Element, this table has been so annotated but not eliminated.

Source: City of Davis Planning and Building Department

TABLE 54 -- Revised

SUITABLE / AVAILABLE / DEVELOPABLE RESIDENTIAL ZONED SITES
(Ability To Meet RHNP Allocations For 2002-07 Continued)

Developable Residential Zoned Sites	Very-low	Low	Moderate	Above-Mod.
Jan. 1, 2002 Remaining vacant single-family lots	-	-	-	215
726 Drummond - Oasis Place Subdivision (#1 on Map 1)	-	5	-	18
El Macero Estates 2; effective allocation 1-1-04 (#2 on Map 1)	-		-	22
2990 5 th St. (Mace Land Ded.) & SF for-sale. (#3 on Map 1)	6	7	1	-
Willowcreek Commons Subdivision (#4 on Map 1)		2	3-	16
NE Cnr Cowell & Drummond, affordable land (#5 on Map 1)	-	15	-	-
1818 Moore Blvd - Apartment, (#6 on Map 1)	-	-	78	-
Willowbank 9 Unallocated (#7 on Map 1)	-	-	8	15
5663 Marden St. El Macero Estates 2 Land Ded. (#8 on Map 1)	-	36	-	-
4100 La Paz Drive - Woodbridge Land Ded. (#9 on Map 1)	-	16		-
2412 Sloan Str. Wildhorse Land Dedication (#10 on Map 1)	-	59	-	-
1617 Valdora St. - Oakshade - Avalon Apts. (#11 on Map 1)			8	
2707 5 th St. - Long View Cottage (#12 on Map 1)			2	7
Fifth - Cantrill Drive affordable site (#13 on Map 1)	33	14	6	
Callori / Olive Drive properties (#14 on Map 1)	-	15	34	-
1056 Olive Drive affordable site, (#15 on Map 1)	31	12		
815 & 818 H Street - Boardwalk Apartment (#16 on Map 1)	1	2	11	
Infill Opportunities, including second units, etc.		5	10	
Sub-total	71	188	161	293
Total of this table	713			
Totals, including total from Tables 45 & 45A	292	282	855	954
Overall Total	2,382			

Notes:

1. Sites identified above are available through appropriate zoning and development standards and with services and facilities, including sewage collection and treatment, and domestic water supply. No discretionary planning applications are required to build homes on the parcels in this table.
2. **Jan. 1, 2002 Remaining vacant single-family lots** - refers to vacant lots in subdivisions in the city that have allocations. Infill projects do not require allocations.
3. **Developable Residential Zoned Sites** - refers to vacant and underutilized residential zoned sites that can be improved with residential units. All sites are zoned with housing at the anticipated density as a principal permitted use.
4. **Affordable Sites** - Some sites are affordable housing parcels. Some sites have not obtained needed funds for development. Woodbridge, Oakshade and Mace land dedications await selection of a developer.
5. **Infill Developments:** A conservative 15 units is estimated for this planning period. There are several under developed sites in the older portion of the city that staff believes would see additional units ranging from second units to intensification based on the density for the districts. A conservative estimate of 15 units is used, however, to avoid the overestimation of units needed to meet the fair share allocation..
6. **Deleted parcels/addresses include those requiring CUP approval.**

Source: City of Davis Planning and Building Department

1(b). According to Mr. Njoku, many of the affordable units are a direct result of the land dedication provisions set forth in the City's 1990 Affordable Housing Ordinance (AHO). While the draft element includes a copy of the City's AHO (Appendix A), it is not clear how the 276 units listed in Table 45 are affordable to very low- and low-income households. The element should be revised to clearly describe the implementation framework of the AHO, along with the City's methodology for assigning those units with approved building permits to the appropriate income group, based on the actual sales price or rent level of the units. (HCD)

City Response

Historically the city has implemented the housing element affordable housing requirement policies and the AHO requirements through conditions of approval, deed restrictions, and/or covenant agreements with the nonprofit developers. The affordable housing land dedication or donation sites have all been developed with rental housing. There have been occasions where affordable housing sites have been developed with special needs housing, such as Sexual Assault and Domestic Violence or Student Cooperative. Nonetheless, the General Plan policies and AHO require that only households at the extremely-very-low, very-low and low-income levels occupy the affordable rental units. Implementation is ensured through a recorded regulatory agreement or covenant on each site. Although the city has generally required an even split between low and very-low income units on land dedication sites, the actual developments have consistently provided housing at rents lower than these targeted levels, averaging 60 percent of area median income. See the housing element policies below for details.

The draft housing element contains the following policy and implementation framework for the Affordable Housing Ordinance (AHO):

Policy HOUSING 4.1 Maintain and periodically review the Affordable Housing Ordinance to require the inclusion of affordable housing in all new development areas to the extent feasible.

Standards

- a. Twenty-five percent of all proposed new for-sale residential units should be affordable to very low, low and moderate-income households. The units should be as affordable rental or ownership.
- b. Continue to administer an affordable housing ordinance, which accomplishes the following:

Rental housing developments containing between 5 and 19 units inclusive shall provide, to the maximum extent feasible, 15 percent of the units to be affordable to low-income households (50-80% of the median income) and 10 percent of the units to

be affordable to very low income households (less than 50% percent of median income) for a total requirement of 25 percent.

Rental housing developments containing 20 or more units shall provide, to the maximum extent feasible, 10 percent of the units to be affordable to low-income households and 25 percent of the units to be affordable to very-low-income households for a total requirement of 35 percent.

The city shall review the ordinance at least every five years to confirm its effectiveness.

Policy HOUSING 4.1 Standard "a" requires that twenty-five of all proposed new for-sale (i.e., ownership) units be affordable to very-low, low and moderate-income households. This level of specificity is appropriate and within the expectation of the housing element. Detailed implementation "framework" is best addressed in the AHO. The AHO is being reviewed currently by the Affordable Housing Task Force (AHTF).

Policy HOUSING 4.1 Standard "b" requires a multi-family project between 5 and 19 to provide 15 percent of the affordable units to low-income households and remaining 10 percent to very-low income households. In case of projects with 20 or more units the 35 percent requirement is assigned as follows: 1) 10 percent of the units to be affordable to low-income households and 2) 25 percent of the units to be affordable to very-low-income households. This is an acceptable detail for housing element policies.

The city's AHO contains adequate implementation guidelines, although certain areas have been targeted for densification. The city currently has embarked with the help of the Affordable Housing Task Force in reviewing and revising the AHO. As individual developments are approved, targeted income levels will be evaluated to ensure consistency with fair share requirements and any targeting requirements imposed by California Redevelopment law.

2. *Include an inventory of land suitable for residential development, including sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)).*

Tables 45A and 54 identify residentially zoned sites that have the potential to accommodate residential development. We note these tables provide duplicative information as many of the sites are listed in both tables. Table 55 (page 95) also lists 17 infill sites (requiring general plan and/or zoning amendments) that could potentially accommodate the development of 1,988 units.

However, the draft element is absent descriptive information and analysis of the basis for determining the development capacity of these sites. To demonstrate the adequacy of the identified sites, particularly those that have the potential to accommodate the housing

needs of lower-income households, the element must either clearly demonstrate the identified sites are currently available and appropriately zoned (with development standards and access to public services), are not subject to any significant development constraints, and will be available to accommodate the City's regional share need within the current planning period. Any shortfall in the current site capacity will require the element to include a program(s) (i.e., rezone) to make adequate sites available. The element should be expanded to include the following (HCD):

City Response

The draft housing element submitted to HCD contains Tables 45A and 54, which identify residentially zoned sites. There was duplicative information in the tables because the tables were intended to show slightly different perspectives on the issue of available sites. To reduce confusion, the tables have been revised and the duplication eliminated.

Table 55 cited in the HCD letter is intended to show that had the city not been able to meet its fair share allocation, there are other non-residential zoned sites that have the potential for rezoning and/or possible general plan amendment to accommodate the regional fair share allocation. This table is provided in accordance with the requirement that the Element include an inventory of land "suitable for residential development." Although these parcels are not currently designated for residential use, it is possible that conversion may be proposed and determined to be appropriate.

A new Table 54A is added to address the acreage, density, zoning and infrastructure issues raised in the letter. Table 54A contains the same sites identified in Table 54. Table 54 and 54A contain suitable infill sites that will accommodate the city's fair share allocation. All the sites in the tables are designated residential in the General Plan and Zoning Ordinance land use maps. The sites are in residential subdivisions that are near build-out or under developed that are approved for residential development. All these parcels are infill parcels, and adequate infrastructure is in place. City General Plan policies and operational policies do not permit approval of residential development projects without assurance that there will be adequate infrastructure to accommodate the development, including roadway, sewer, water and drainage systems.

The vacant allocated single-family lots available for development as of January 1, 2002 are included in the table. Also, potential infill potential parcels identified are projected to generate a minimal number of units, which include second units. If potential infill developments are excluded from the table the city will still meet its regional fair share allocation. There have been infill units, such as secondary units built since the date of the tables; however, it is not believed that the count is needed at this time to meet the regional fair share.

Below is specific description of the sites.

**DESCRIPTION OF SUITABLE / AVAILABLE / DEVELOPABLE RESIDENTIAL ZONED
SITES IN TABLE 54**

726 Drummond - Oasis Place Subdivision (#1 on Map 1)	The 2.0-acre Oasis Place project consists of 18 market-rate lots and 5 affordable housing lots. The 18 market-rate units range in sizes from 1,210 to 1,394 square feet. The 5 affordable units range from 892 to 1,096 square feet. The units are all two-story and are designed to emulate a traditional, craftsman style. The approved Affordable Housing Plan calls for three of the units to be sold to households at 90 percent of the area median income and the remaining two to households at 100 percent of the area median income. The units will be purchased by the Davis Area Cooperative Housing Association (DACHA) upon construction. DACHA will enter into affordability covenant agreement with the city as part of the site's development and occupancy. Outstanding ministerial permit is building permit. The site is P-D# 2-02(single-family)
El Macero Estates 2; effective allocation 1-1-04 (#2 on Map 1)	There are 22 lots in El Macero Estates Unit #2 with no allocations at the time of drafting this document. Their effective allocation will be January 1, 2004, and in keeping with the base time line, the lots are not included in the vacant single-family counts although we are in 2004 now. These are finished lots with all services and facilities in place. All zoning entitlements have been approved, and only building permit applications are needed to improve the lots. These are market-rate lots. Zoned Planned Development #4-90 (Single-family).
2990 5 th St. (Mace Land Ded.) & SF for-sale. (#3 on Map 1)	The 2.27-acre parcel is zoned for the development of up to 14 permanently affordable housing units. The site is owned by the City of Davis. Given the size and configuration of the parcel, the maximum single-family development on the lot is 13 units. It is likely that the site will be developed with more units at very-low and low affordability levels given its proximity to two affordable housing apartments. The development of the site will be subject affordability covenant agreement. No developer has been designated for the site. It is possible that the site will be rezoned to allow the development of affordable multi-family units. P-D #4-88 (SF).
Willowcreek Commons Subdivision (#4 on Map 1)	The approximately 1.9-acre site will be developed with 21 single-family units. The General Plan and Zoning designations for the site permit residential uses. Outstanding quasi-judicial applications are final planned development, affordable housing plan, tentative parcel map, design review and building permits. (PD# 2-02)
NE Cnr Cowell & Drummond, affordable Land (#5 on Map 1)	This 0.75-acre parcel is approved for the development of 15 permanent affordable units to very-low and low-income households. This site was an off-site land dedication for market-rate apartment project developed in Oakshade subdivision, P-D#12-87. The site is owned by the City of Davis. The development of the site will be subject affordability covenant agreement. Outstanding permits are final planned development, design review and building permit.
1818 Moore	The approved project is for an 78-unit complex, consisting of 11 buildings of 2 and 3

Blvd - Apartment, (#6 on Map 1)	story in height with a total of 198 bedrooms/dens comprised of 48 two-bedroom units, 12 two-bedroom w/dens units, 6 three-bedroom units, and 12 four-bedroom units. The project will provide at minimum: a 2,000 square-foot garden area, approximately 39,000 square-feet of common and private open space to contain a tot lot, pool and turf area on the common areas, 192 parking spaces with, 78 of the spaces being covered and the remainder open, and 171 bicycle parking spaces. This is a market-rate development, as its affordable housing component was provided with earlier phases of subdivision. Only building permit is needed to build the units.(PD# 3-89)
Willowbank 9 Unallocated (#7 on Map 1)	This site has approved phased tentative map. Phase one is almost built out. The subdivision consists of 56 lots of which 14 are affordable units. In Phase 1 the developer received a final map approval for 33 lots. 6 of the 33 are affordable lots that had been built and occupied consistent with the affordable housing plan. 23 remain to be developed. 8 of the 23 are affordable lots. Phase 2 development is pending. Potential quasi-judicial applications are revision to the tentative map and final planned development, and phased allocation. The site is zoned P-D#4-92(SF).
5663 Marden St - El Macero Estates 2 Land Ded. (#8 on Map 1)	The project is called Tremont Greens. The 36-multi-family affordable housing project is being developed by Davis Mutual Housing Association now known as Yolo County Mutual Housing Association. The development of the site will be subject to affordability covenant agreement with the city. Building permits are in review. The developer is waiting for the funds to start the buildings construction. (PD#4-90)
4100 La Paz Drive - Woodbridge Land Ded. (#9 on Map 1)	This is a dedicated affordable housing land. The site is owned by the City of Davis. The 1.08-acre parcel consists of 16 permanent affordable housing units for very-low and low income households. No developer has been selected for this site. Outstanding permits are final planned development, design review and building permit. P-D#1-93(R-3-M).
2412 Sloan Str. Wildhorse Land Dedication(#10 on Map 1)	This is an affordable housing land dedication project named Moore Village. The 3.89-acre parcel project consists of 59 permanently affordable apartment units. The make up of the units are 17 one-bedroom units, 17 two-bedroom units and 25 three-bedroom units. The one-bedroom units will be approximately 640 square feet, the two bedroom units will be 960 square feet and the three bedroom units will be 1,120 square feet. This project is being developed by Davis Mutual Housing Association. The only outstanding permit is building permits. (PD#3-89)
1617 Valdora St. - Oakshade - Avalon Apts. (#11 on Map 1)	The project is Avalon Apartments. This is an existing 52 unit complex of detached and attached apartment buildings that include parking lots, open space areas, landscaping, and accessory structures. An additional 8 units on top of the detached garages have been approved in the zoning and only needs a design review and building permit to be constructed. Zoning is P-D#12-87.
2707 5 th St. -	The 1.0-acre project consists of nine individual lots. All the dwelling units will be 2

Long View Cottage(#12 on Map 1)	stories and ranging in height from 23 to 26 feet in height. There are three floor plans ranging in sizes from 1,400 square feet for the two-attached units (model #1), 1,600 square feet for the two-model #2 units and 2,100 square feet for the five-model #3 units. Models #1 and #2 are each 3 bedroom, two bathrooms, and model #3 has 4 bedrooms and 2 bathrooms. Models #2 and #3 each provide two covered and one open parking spaces, while model #1, provides one covered and two open spaces. Vehicular access and parking would be provided through a shared driveway of the west edge of the project. The attached units will be located at the project front while a mix of the other two models will be placed towards the rear of the existing property. Only building permits are needed for construction. (PD# 4-95)
Fifth - Cantrill Drive affordable site (#12 on Map 1)	This project is "Davis Senior Housing Cooperative" land donation on the northerly 2.31 acres Cantrill apartment project. The 2.31-acre Davis Senior Housing Cooperative site will be developed by Davis Senior Housing Cooperative, Inc. It consists of a minimum of 47 affordable housing units with up to 13 additional moderate income units for a total number of 60 units on the site. However, a conservative estimated 53 units are shown on the table as the number of units for this site. This is to address the fact that final planned development, design review and building permit applications have not been processed for this site. The site development will be subject to affordability covenant agreement with the city. (PD#2-99B)
Callori / Olive Drive properties (#13 on Map 1)	The Gateway / Olive Drive Specific Plan, which also consists of General Plan and Zoning designations of parcels in the district identified a number of parcels as "Callori" in the plan for intensification or development of up to "49 small-sized single-family cottage units and 8,000 square feet of commercial use." The area is designated Residential Medium Density (RMD), which permits the density from 4.2 to 10.00 units per net acre. The applications needed for the development of the units are design review and building permit applications.
1056 Olive Drive affordable site, (#14 on Map 1)	The 2.15-acre property is a land denotation held by a consulting firm, Neighborhood Partners, for the development of 43 affordable units comprised of 31(25 percent) very low income units and 12 (10 percent) low income. The site development will be subject to affordability covenant agreement with the city. Outstanding permits are final planned development, design review and building permit. The zoning for the property is East Olive Multiple Use, which allows the proposed number of units.
815 & 818 H Street - Boardwalk Apartment (#15 on Map 1)	The project is a 10 unit attached apartment complex, with four one-story units on the ground floor and 6 two-story units above. The site currently has two units. The pending Design Review application is for 16 units, and with credit for the existing two units, a net 14 new units will e created. There will be four affordable units provided as part of the project. R-3-M

- 2(a). Clarify the number and locations of sites that are actually zoned and available for residential development. (HCD)

City Response

The parcels in Table 54 and Table 54A further clarify the number and locations of sites that are actually zoned and available for residential development. The project description provided for each parcel above further address the concern that these sites may not have appropriate zoning and are available for residential development. Both tables show that the sites have zoning designations permitting residential development on them, as a principal permitted use. As already addressed in this addendum, these parcels have all required off-site infrastructure in place, and in some cases on-site infrastructure is already in place. The development of these parcels with residential development has been accounted for in the General Plan EIR. Tables 54 and 54A show that the number and locations of sites that are actually zoned and available for residential development do support the city's position that it has adequate capacity to meet its regional fair share.

TABLE 54A New
ACREAGE & DENSITY OF SUITABLE / AVAILABLE / RESIDENTIAL ZONED SITES
(Ability To Meet RHNP Allocations For 2002-07 Continued)

Developable Residential Zoned Sites	Acres	Density	Infrastructure	Zoning
Jan. 1, 2002 Remaining vacant single-family lots	N/A	N/A	Yes	Varies
726 Drummond - Oasis Place Subdivision	2.00	11.50	Yes	PD#2-02(SF)
El Macero Estates 2; <i>Allocation 1-1-04</i>	5.22	4.20	Yes	PD#4-90(SF)
2990 5 th St. - Mace SF for-sale & Land Ded.	2.27	6.60	Yes	PD#4-88(SF)
Willowcreek Commons (south of Oasis)	1.90	11.10	Yes	PD#2-02(SF)
NE Cnr Cowell & Drummond, Oakshade Affordable	0.75	20.00	Yes	PD#12-87(IR)
1818 Moore Blvd – Apartment	4.27	18.30	Yes	PD#3-89(MF)
Willowbank 9 Unallocated	6.02	4.00	Yes	PD#4-92(SF)
5663 Marden Street - El Macero Est. 2 affordable	2.48	14.50	Yes	PD#4-92(MF)
4100 La Paz Drive - Woodbridge Affordable	1.08	14.8	Yes	PD#1-93(MF)
2412 Sloan Str. Wildhorse Land Dedication	3.89	15.00	Yes	PD#3-89(MF)
1617 Valdora St. - Oakshade - Avalon Apartments	4.36	11.94	Yes	PD#12-87(MF)
2707 5 th St. - Longview Cottages	1.00	9.00	Yes	PD#4-95(SFA)
Cantrill Drive land donation	2.31	25.90	Yes	PD#2-99B(MF)
Callori -- Olive Drive properties	See notes		Yes	RMD
1056 Olive Drive affordable site	2.15	20.00	Yes	EOMU
815 & 875 H Street - Boardwalk Apartment	0.33	16.00	Yes	R-3-M
Infill Opportunities, including second units, etc.	N/A	N/A	Yes	Varies

Notes:

1. **Callori** – Table 1 in the Gateway / Olive Drive Specific Plan indicates that the acreage for the Callori property is “not applicable”. The table shows that there are 154 units in existence and additional/new units will be 49 units.
2. Planned Development or PD#__ (SF) refers to the zoning of a site. The numbers (#s) are the numbers assigned to the subject site application when filed. SF stands for single-family, which is the base use for the subject site. MF stands for multi-family, which is the base use for the majority of subject sites.
3. RMD stands for Residential Medium Density in the Gateway/Olive Drive Specific Plan.
4. EOMU stands for East Olive Multiple Use designation in the Gateway/Olive Drive Specific Plan.
5. Infill opportunities refer to potential infill projects, such as second units and densification of under developed parcels. A very conservative infill estimate is provided.
6. Callori, Olive Drive properties refers to a group of vacant and under developed parcels in East Olive Specific Plan that is zoned for the development of 49 units.
7. Infrastructure – adequate infrastructure is in place for all units identified in this table. This includes public streets and utilities to the site.

Source: City of Davis Planning and Building Department, October 27, 2003

- 2(b). A description of the zoning and general size of parcels (including an analysis of the adequacy of size), environmental characteristics, and general location (especially in relation to existing services and facilities), and the suitability of these sites to accommodate requisite densities (to meet the need for lower-income households). The element should also include an explanation of the City’s methodology for determining the realistic development capacity of the available sites at densities that will accommodate the housing needs of lower-income households. (HCD)

City Response

Table 54A summarizes the site specific information requested by HCD. It should be noted that the sites are within residential subdivisions near completion, or completed but are under developed. The environmental impacts of developing these sites with residential units have been analyzed as part of the General Plan EIR and any subsequent entitlement approvals.

- 2(c). Clarify the City’s public infrastructure capacity (i.e., water and sewer) is sufficient to serve the sites identified in the land inventory. (HCD)

City Response

There is adequate public infrastructure capacity to accommodate the units needed to meet the city’s fair share allocation. This is because all the units are infill units (see revised tables 54 and 54A). The 2001 General Plan EIR analyzed the city’s ability to accommodate these units and found that there is adequate infrastructure capacity for planned residential growth within the plan.

3. *Analyze potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income levels, including land use*

controls and local processing and permit procedure, fees and exactions, and on- and off-site improvements. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 (Section 65583(a)(4)).

3(a). Land-Use Controls:

The City's policies describe an average annual growth rate target (1.87 percent 1988-2010) of the City's general plan. The draft element should be revised to explain and analyze the assumptions and rationale used to plan how the City's policies and procedures, including Measure J and the phased allocation system, implement the objective to reduce the City's average annual population growth rate from the 2.39 percent rate of 1988-1999. The element should analyze how these assumptions relate to the implicit growth rate necessary to accommodate the City's regional housing need during the 2000-2008 planning period and how they relate to accommodating student and employment growth at the University of California, Davis. (HCD)

City Response

The HCD letter cites Section 65583(a)(4) as follows:

“Analyze potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income levels, including land use controls and local processing and permit procedure, fees and exactions, and on- and off-site improvements. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584.”

The draft housing element contains the city's analysis consistent with the above cited Government Code section. The potential and actual governmental constraints analysis is required to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584. Measure J and the Phased Allocation system have no numeric cap or limitation on the number of units that may be approved through the public process. The city has demonstrated, consistent with the requirements, that it has capacity to meet and exceed its regional fair share.

3(b). Measure J: Measure J requires that any applicant proposing to change the land use map designation to an urban land use designation or from an agricultural designation to an urban reserve designation submit the proposed project exhibits and plans for voter approval, and indicates that they “cannot be eliminated, significantly modified or reduced without subsequent voter approval.” The draft element further states that “Measure J may serve as a deterrent or barrier to inappropriate development being annexed to the City.” Measure J's provisions subjects a prospective land use proposal to an extremely high degree of inflexibility, which is contrary to the typical nature of the land use planning process necessary to accommodate residential development, including development

necessitating procurement of public subsidies to attain mandated affordability provisions in particular. The element must be revised to include a more detailed evaluation of the potential impacts Measure J would have on the development of housing. For example:

- i. The element should explain how the Measure J provisions are implemented so as to establish what level of detail is required to be provided in the project exhibits and plans.
- ii. Describe how it is determined which details are considered to represent the essential characteristics of the project or the baseline feature or requirement.
- iii. Include and estimate of the length of time for which a project involving phased development over a number of years could be held to these requirements.
- iv. While the element indicates that Measure J “encourages compatible infill development and explicitly excludes infill projects from the requirement for voter approval” (pg. 119), such provision is not readily apparent in Ordinance No. 2008. The element should explain the basis for this assumption, including the City’s definition of “infill development.”
- v. While the element indicates units needed to meet fair share requirements are explicitly exempt from the provisions set forth in Measure J, according to Section 29-12.4.4.(e) of Ordinance No. 2008, this exemption is invoked only if additional circumstances also exist. Among these required additional circumstances, not more than five acres per year may be designated for residential development unless “the City Council finds that the acreage is necessary to meet the City’s legal fair share obligation based on maximum multifamily densities.” The element should also explain the methodology for imposing the 5-acre limitation and clarify what is meant by “maximum multifamily densities” (i.e., 20 dwelling units per as shown in Table 58). For example, identify the maximum number of housing units that could be developed on five acres within a year pursuant to this provision.
- vi. Furthermore, according to subsection (e)(3), any units approved under the Measure J provisions are required to be permanently affordable to persons or families of moderate, low, and very low income. Therefore, the element should describe how this requirement is implemented (e.g., could all of the units be affordable to moderate income households, or is there a specified income mix required; are financial subsidies made available to such developments by the City), and the feasibility of such housing development, considering the general size (no. of units) of housing developments that would be possible.
- vii. The draft element indicates an application for the Covell Village project has been received by the City and will be subject to the Measure J process. The element should describe the current land-use designations and zoning for this site, assess its residential development potential, and include an approximate timeline for placing this item on the ballot.
- viii. The element should also describe how the election costs to be borne by an applicant for a development proposal requiring an election are determined, including an estimate of the prospective election costs for the pending Covell Village application, and compare the permit processing costs to those for comparable development applications not subject to an election. (HCD)

City Response

- i. The Measure J process is briefly explained in the draft-housing element, page 118. The only dissimilarity with a Measure J type project as compared to a similar project prior to Measure J adoption is the required voter approval. The normal entitlement applications review will be done similarly for a Measure J and a pre-Measure J project depending on the types of applications involved. A copy of the Measure J Ordinance is attached as Appendix E of the draft housing element. The level of detail required for project exhibits and plans are those identified in Section 40.22.060 of the city's Zoning Ordinance for any planned development zoning application.
- ii. The General Plan and Zoning Ordinance prescribe policies and standards that apply to new residential projects. New residential projects must identify basic features meeting these requirements, such as neighborhood greenbelt, minimum open space, recreational facility (i.e., park land dedication), infrastructure standards, affordable housing, and a host of other features. A Measure J project also will be expected to show how these features will be met or addressed consistent with the city policies and codes just as would be the situation prior to the measure. There are also the components that must be adequately identified for a valid analysis of the potential impacts of a project, under CEQA (see CEQA Guidelines Section 15124).
- iii. Historically developers propose a phasing plan that works for their project. A proposed residential development phasing plan is analyzed by the city using a number of factors prior to approval. Some factors that affect city decisions on a phasing plan include: project size, economic viability of the project based on the phasing plan, identified city housing needs, outstanding allocations and the city's ability to meet its regional housing need allocation. Most subdivisions in the city have phasing plans, which in some cases were made part of the development agreement between the developer and the city. Measure J will not change this process. The Phased Allocation Plan establishes the policy that project buildout would be allowed within the general plan period or some other reasonable period. Previous projects were approved with buildout of three to four years (Evergreen subdivision), to eight to ten years (Mace Ranch subdivision) The process for review a developer proposed phasing plan remains the same notwithstanding Measure J, which is the right of voter participation in land use decision through voting.
- iv. The basis for the statement that Measure J encourages infill can be found in the stated purpose of Measure J. The goal of Measure J is "to establish a mechanism for direct citizen participation in land use decisions affecting city policies for compact urban form, agricultural land preservation and an adequate housing supply to meet the internal city needs, by providing the people of the City of Davis the right to vote, without having to evoke referenda, on general plan land use map amendments that would convert any agricultural, open space, or urban reserve lands, as designated on the Land Use Map of the City of Davis General Plan, dated August 1, 1999, to an

urban or urban reserve land use designation and on any development proposal on the Covell Center or Nishi properties.” The conversion of any agricultural, open space, or urban reserve lands, as designated on the Land Use Map of the City of Davis General Plan is what Measure J would impact. Infill projects are excluded from the Measure J requirements. Sections of the General Plan that encourage infill include the visions; General Plan Goal LU2, and its policies, standards and actions; and numerous Housing Element sections.

The General Plan defines “infill development” as urban development or redevelopment on vacant or “underutilized” urban designated land within a city’s boundaries, consistent with city policies, as an alternative to accommodating growth through expansions of city boundaries.

- v. As stated in the HCD comments, Measure J requirements exempt units needed to meet fair share allocation. The measure explicitly provides opportunity for five acres to be designated in the land use element of the General Plan for residential development if the city cannot meet its fair share allocation. It allows additional land to be exempted as necessary to meet fair share requirements. Given that the city will meet its fair share allocation there is no expectation in the law for the city to document how the five acres would be designated. The methodology for designating the sites will depend on a number of factors, which include the type of housing needed to meet the fair share allocation. The “maximum multifamily densities” provision cite by HCD is intended to ensure that any conversion of agricultural or open space land is permitted only to the extent necessary to meet fair share needs. On five acres, 150 units might be developed. Additional land would be exempt from Measure J if the unmet fair share requirement were greater than 150 units.
- vi. Affordability requirements will be included in a recorded deed restriction, as is currently the practice for land dedication and other affordable housing projects. Affordability levels will be as necessary to meet fair share requirements. The City of Davis has an extensive history of providing subsidies to affordable housing developments in order to make them feasible. Both local (Redevelopment) and federal (CDGD and HOME) funding programs are expected to be available for future projects, particularly if there is legal obligation that the units be constructed.
- vii. The General Plan Land Use designation for Covell Village is Agriculture. This site is not zoned or prezoned. It will require annexation to become part of the city. The time line for placing the Covell Village on the ballot depends on several factors, which include when the proposed project is fully defined, analyzed and reviewed by the city. Preliminary timelines estimate voter consideration around 2005, provided the planning and environmental reviews are complete and the project is approved by the City Council.
- viii. The cost associated with Measure J election will be borne by the developer. The actual cost will be based on the type of election held.

Type of Measure	Date/Election Type	Cost
Measure O – Open Space Protection	November 2000; General Election	\$27,995.63
Measure J – Right to Vote, Open Space and Ag land	March 2000; Primary Election	\$30,776.12
Measure M	June 1998; Primary Election	\$29,061.38
UDEL/School District Election	November 1997; UDEL/School District Election	\$37,336.55
Richards Boulevard Corridor Upgrade Project	March 1997; Special Election	\$46,512.95
Measure R – Wildhorse Development Agreement	May 9, 1995; Davis Referendum Election	\$44,305.40
<u>Notes:</u> The type of election held has direct impact on the cost of the election. It would be speculative to state how much it will cost in the future for Covell Village, or any other Measure J project given that when the election is held and how many other issues/measures and jurisdictions involved directly affects the costs of the election.		

In a special election that involves a Measure J project only, the applicant would pay the full cost. If there are other measures from the city or other jurisdictions, the cost will be shared. If a Measure J project participates in a general election, the developer will share the cost of the elections. The table above contains costs for past elections involving measures. As can be seen from the table the range is from \$27,995.63 to \$37,336.55. Speculation of potential election costs for a Measure J project would require knowledge of several variables, such as the type of election involved and how many other measures and jurisdictions are involved. The costs of the election are minimal compared to other project costs (EIR, planning processing and public outreach, public improvements and fees). There were referendums held on the last two major residential projects in the city, which amounts to a Measure J. Both projects were approved by the voters.

April 2, 2004 Comment: The draft element supplemental revisions do not address how the provisions of Measure J requiring voter approval of proposed project exhibits and plans and subsequent modifications of such will be mitigated such that typical project modification can occur, particularly, over a multi-year phased development. ..

The element should include a program to mitigate the potential impacts of the Section 29-12.4.3(a) of Measure J (i.e., amendments to baseline project features must be returned to the voters). ...(HCD)

Measure J permits project modifications to occur as a project is developed. Section 29-12.4.3(C) of Measure J reads:

“Once the voters have approved a land use map designation or land use entitlement for a property, additional voter approval shall not be required for:

(1) Subsequent entitlement requests that are consistent with the overall approved development project or land use designation and entitlements including the baseline project features and required provision of open space, recreational amenities, design features and public facilities, as specified in the exhibits and plans approved by the voters.

(2) Any requested modification to a land use designation or development project entitlement that does not increase the number of permitted dwellings or units or the intensity of commercial/industrial development and does not significantly modify or reduce the baseline project features and required provision of open space, recreational amenities, design features and public facilities, as specified in the exhibits and plans approved by the voters.”

Measure J defines “significantly” or “significantly changed or modified” to mean that the proposed change or modification of the Measure J project materially alters the essential characteristic of the project or the baseline feature or requirement. However, to further articulate what the characteristics of “significantly changed or modified” will mean for a Measure J project, a program policy is added as follows:

Policy HOUSING 4.4 The City will develop procedures and criteria to clarify the types of modifications or changes that are and are not subject to additional voter approval. The procedures and criteria will be consistent with the general parameters contained in Measure J. The procedures will establish an expeditious process for changing or establishing project components such that any project and/or land use entitlement implementing the Measure J approval does not have to undergo additional approval by the local electorate. Features of such project not subject to additional voter approval will likely include, but are not limited to, building setbacks and height; building façade design including materials, colors and roof pitch; on-site landscaping layout, and on-site parking and internal circulation designs.

Responsible Agencies:	Planning and Building Department, Planning Commission, City Council and voters.
Quantified Objective:	Develop regulations and criteria to be used in determining what constitutes a significant modification or change to a Measure J approved project before the first Measure J presented for vote.
Actions Needed:	Develop the set of standards and criteria and have the Planning Commission and City Council review for adoption by December of 2005.

Some final comments on Measure J. Measure J impacts can be speculated upon in a number of ways. The benefits of such an analysis are questionable. The reality is that the citizens of Davis adopted Measure J by vote. It is in place through 2010. The city has proven that it meets its fair share obligations for this period. We should have a clearer picture of Measure J's impacts by the next planning period. The disposition of the first major project under Measure J should be known. The net effect of all this will be very relevant for future planning and next planning period and will be a major consideration if or when the voters of Davis consider whether to extend Measure J beyond 2010. It is less clear what costs will be associated with an election campaign. Any large development proposal in Davis would likely involve a public relations effort at some level. So, the possible increase in costs due to a Measure J election would be difficult to determine.

- 3(c). Development Standards: Although the element lists the City's minimum lot area and parking requirements (pages 108-109), the description of applicable residential development standards is incomplete. The element should be expanded to describe how development conditions are determined for the City's Planned Development (PD) zoning, including an analysis of the applicable standards by (base) zone, including setbacks, building height limitations, open space, housing mix, and any other relevant standards that impact the supply and affordability of housing. The element should also indicate if the maximum allowable density in any zone, including PD zones, is limited to 20 dwelling per acre, exclusive of a density bonus. (HCD)

City Response

The stated purpose of the planned development district in the city's Zoning Ordinance

"is to allow diversification in the relationship of various buildings, structures and open spaces in order to be relieved from the rigid standards of conventional zoning. A planned development district shall comply with the regulations and provisions of the general plan and any applicable specific plan and shall provide adequate standards to promote the public health, safety and general welfare without unduly inhibiting the advantages of modern building techniques and planning for residential, commercial or industrial purposes. The criteria upon which planned development districts shall be judged and approved will include the development of sound housing for persons of low, moderate and high income levels, residential developments which provide a mix of housing styles and costs, creative approaches in the development of land, more efficient and desirable use of open area, variety in the physical development pattern of the city and utilization of advances in technology which are innovative to land development."

Below is excerpt of the Zoning Ordinance procedure for applying for the P-D district.

- a) Application for a planned development district (hereinafter sometimes referred to as P-D) shall be submitted as two separate applications as provided in this article. Such applications are described as the preliminary application and the final application. Except as otherwise provided in this article, an application for a P-D zone shall be treated as any other amendment to this chapter.
- b) When an application for a planned development district is initiated by the city council and/or the planning commission, the following criteria shall apply:
 - 1) The processing of zoning amendments by the city council and/or planning commission shall be treated as if the application has been filed with the planning department by the property owner.
 - 2) The preliminary development plan shall designate land use classifications, development densities and street circulation patterns. Other data required for a preliminary application hereinafter described may be included. Such data normally will be developed in cooperation with the landowner.
 - 3) No fee shall be charged for applications initiated by the city council or planning commission.

According to the Zoning Ordinance, “all uses in a P-D district shall conform to the height, area, lot and yard, parking, loading, and other standards normally required for such uses, except where the total development will be improved by deviation from these standards and such deviations are identified as previously set forth herein.”

The P-D zoning does not hinder the production of housing. It allows for creative ways to provide housing that would otherwise not be provided under conventional zoning standards. The city has effectively utilized this provision to integrate housing on difficult sites that might not even be possible in cities with more rigid zoning provisions. The General Plan established densities for various residential types apply to the planned development district. Also, as Table 58 of the draft-housing element shows, the High Density Residential designation in the General Plan can accommodate densities of up to 24 units per net acre exclusive of density bonus. The General Plan densities apply to all P-D districts. Ordinarily, the effect of the P-D zoning is to increase the variety and feasibility of development through reduction in setbacks, flexibility in parking requirements, and similar project benefits.

- 3(d). Processing and Permit Procedures: While the element provides a description of development application processing times for design review, minor modifications, and minor improvements, the element should also describe and analyze specific permit and application procedures, including the extent of the various levels of discretionary review (i.e., staff, Planning Commission, and/or City Council). The analysis should focus on the discretionary permit and entitlement review and approval processes for multifamily development, emergency shelters/transitional housing. In addition, the analysis should specifically describe the planned development (PD) permit requirements for multifamily

development. For example, the element should describe the typical application procedures for multifamily development, along with the development standards and/or special conditions of approval applied to multifamily development, and analyze whether the City's standards, design guidelines, or other mechanisms exist to impart predictability in the process to mitigate cost impacts of the regulation. The element should also describe how AHO criteria and Phased Allocation criteria relate and are coordinated (see Item A.1). (HCD)

City Response

Historically multifamily discretionary review projects are submitted as part of a larger project. For example, the Wildhorse, Mace Ranch, Evergreen, or El Macero Estates 2 subdivisions contain multifamily General Plan and Zoning Ordinance designated parcels, which were established at the time of preliminary planned development stage. In most residential subdivision projects in the city, the General Plan and Zoning Ordinance land use designations for multifamily parcels are usually established at the preliminary planned development stage. Once this is done the level of entitlement review is far less cumbersome. There have been multifamily project applications requiring discretionary approvals, such as General Plan and Specific Plan amendments and rezoning applications.

The types of discretionary applications processed include:

- Annexation,
- General Plan Amendments,
- Specific Plan and Amendments,
- Preliminary Planned Development, Rezoning and Preliminary Planned Development, or Zoning Ordinance Amendments, and
- Phased Allocation.

There are several variables that influence the length of processing time for a discretionary project. The factors include

- the level of controversy associated with the project;
- the type of project proposed and its location;
- the time it takes the applicant to submit complete application materials;
- the number and nature of deviations requested from the conventional base zoning standards;
- the qualities of the proposed project, such as appealing, innovative, and compatibility with existing surrounding uses and structures; and
- The number of entitlements requested.

The timing of discretionary review can be quite variable depending on the level of public controversy. It is not uncommon for a non-controversial discretionary application to be acted upon within three to four months of the applications' filing. It should be noted that often the

developers enter into a development agreement with the city. This negotiated agreement may affect the length of time a project takes before a final action on it. It is also worth noting that even when a project involves multiple discretionary actions, the city attempts to process them concurrently to minimize processing times.

Once a multifamily site has been identified in the Preliminary Planned Development Zoning, it typically requires a Final Planned Development and Design Review. If processed concurrently, these applications typically require four to six months but timing will vary with the complexity of the project. At the time of these final applications, there is much predictability in the process, as the Planning Commission and City Council review projects using the specified zoning as the basis for their subsequent decisions.

The Phased Allocation Ordinance and its requirements are discussed on pages 120 through 124 of the draft-housing element. The Affordable Housing Ordinance is discussed on pages 124 through 125 of the draft housing element. Usually the Affordable Housing Plan and Phased Allocation Plan applications are filed concurrently with other discretionary applications like General Plan and Specific Plan amendments, and/or rezoning/rezoning/zoning amendments applications for a residential subdivision. There is no additional review process or time required for these applications.

3(d)(1). As indicated in our cover letter, we are in receipt of comments from Legal Services of Northern California. They have expressed concern regarding the conditions imposed on a recent project. These comments were received too late for our consideration in this review; we will, however, consider these comments in subsequent review of the City's housing element re-submittal, if so requested. (HCD)

City Response

Comment noted.

3(e). Fees and Exactions: While the draft element includes a general description of development impact (page 111) and permit processing fees (page 112), it should be expanded to include a listing and analysis of the City's land-use entitlement (planning) application fees such as general plan amendments, community plan amendments, rezones, elections fees, use permits, and planned development permits, including how they were established and updated. (HCD)

City Response

State law requires that local permit processing fees charged by local governments must not exceed the estimated actual cost of processing the permit. The land use entitlement (planning) application fees are discussed on page 112 of the draft-housing element. The table below contains excerpts of the current fees (effective August 12, 2002) for selected discretionary entitlement applications. As stated on page 112 of the draft housing element there are two types

of fees associated with planning applications. They are fixed/flat and deposit fees. Detailed information on the fees can be found on page 112 of the draft-housing element.

EXCERPT OF CITY OF DAVIS PLANNING DIVISION FEE SCHEDULE		
Application Type	Fee Amount	Type of Fee
Annexation	\$3,000	Deposit
General Plan Amendment	\$4,000	Deposit
Specific Plan Amendment	\$3,000	Deposit
Development Agreement:		
• Preparation/Implementation	\$8,000	Deposit
• Annual Review	\$1,500	Deposit
• Amendment	\$2,000	Deposit
Prezoning/Rezoning/Preliminary Planned Development	\$5,000	Deposit
Zoning Ordinance Amendment	\$4,000	Deposit
Phased Allocation	\$2,000	Deposit
Affordable Housing Plan	\$900	Deposit
Staff Hourly Rates		
▪ Technical Support: = \$47.50 / hr. ▪ Planner: = \$77.00 / hr. ▪ Management/Supervisor: = \$109.00 / hr.		
Source:		
City of Davis Planning and Building Department		

The hourly rate in the schedule is applied to the deposit. The deposits were established based on the actual costs of processing using estimated number of hours plus overhead. Upon completion of a project applications review, any remaining amount on the deposit is refunded to the applicant. If there are outstanding balance to be paid the applicant is sent a bill. Fees charged by the Planning and Building Department are estimated to account for 72% of its total support operations. The remaining operations support funds are derived as follows: 22% from the City of Davis General Fund, and 6% from Construction Tax, Development Impact fees, Grants and Redevelopment funds.

Below is an excerpt of the Planning Division entitlement applications fees.

City of Davis Planning Division Fee Schedule <i>Effective August 12, 2002</i>		
Application/Fee Type	Fee Amount	Fee Type
Hourly Rates		
Technical Support	\$47.50	Per hour
Planner	\$77.00	Per hour
Management/Supervisor	\$109.00	Per hour

Design Review		
Administrative Approvals-Outside downtown and Traditional Residential Neighborhoods and Design Guidelines. Includes building additions and changes to existing site plans, but not new structures. Includes minor modifications and garage conversions. (Includes categorical exemption fee)	1,110	Fixed fee
Design Guideline Areas-Tier II or Tier III design reviews	2,000	Deposit
Minor Improvements/Design Guideline Areas-Tier I review	77	Fixed fee
Project <u>not</u> requiring a categorical exemption	231	Fixed fee
Projects requiring a categorical exemption		
New Projects –all new buildings	2,000	Deposit
Planning Commission –Additional deposit for referral to Planning Commission	1,000	Deposit
Sign Program	1,000	Deposit
Signs/Facades/Projections – Other than through an approved sign program	403	Fixed Fee
	Includes mailing costs, if fewer than 100 pieces.	
Environmental Review		
Categorical exemption	154	Fixed fee
Negative Declaration	500	Deposit
EIR Preparation	Full payment of cost estimate or contract + 20% administrative fee	
Housing/Owner Occupancy		
Affordable Housing Plans Review	900	Deposit
In-lieu Housing (Affordable units)	23,737	Per unit
Owner Occupancy		
Declaration	204.36	Fixed fee
Exemption	196.50	Fixed fee
Phased Allocation Plan	2,000	Deposit
Map Applications		
Tentative Map (5 or more parcels)	3,000	Deposit
Other Maps/Vacation of right of way/Lot Line Adjustment	1,000	Deposit
Parking		
In-lieu parking space	8,000	Per space, Resolution No. 8343, adopted April 22, 1998
Zoning		
Conditional Use Permit:		

Minor (Second unit, guest house, core area fast food)	1,200	Deposit
Major (all other)	3,000	Deposit
Final Planned Development & Revised Final Planned Development	2,000	Deposit
Home Occupation Permit (Includes categorical exemption fee)	231	Fixed Fee
Minor Modification		
Not referred to Planning Commission	1,100	Fixed Fee
Referred to Planning Commission	2,000	Deposit
Prezoning/Rezoning/Preliminary Planned Development	5,000	Deposit
Public Convenience or Necessity Determination	1,000	Deposit
Temporary Use Permit:		
Not requiring mailing or environmental review	77	Fixed Fee
Requiring mailing	1,100	Fixed Fee
Variance	1,600	Deposit
Zoning Letter/Determination of permitted use	77	Fixed Fee
Zoning Ordinance Amendment	4,000	Deposit
Zoning Verification (Planning Commission)	500	Deposit
Other Applications		
Annexations	3,000	Deposit
Appeals - A flat fixed fee to be paid by the Appellant. Hours will be charged against the project, all costs in excess of the initial \$200 shall be paid by the Applicant/ Developer	200	
Development Agreement:		
Preparation/Implementation	8,000	Deposit
Annual Review	1,500	Deposit
Amendment	2,000	Deposit
General Plan Amendment	4,000	Deposit
Specific Plan Amendment	3,000	Deposit
Grading Permit:		
Biological Survey	1,000	Deposit
No survey required	308	Fixed fee
Long-range Planning/Community Planning fee *Charged to new residential & commercial projects only	.001 of building permit valuation	Charged at building permit
Pre-application	1,500	Deposit
Pre-application meeting (1-one hour mtg)	150	Fixed fee
Research	500	Deposit
Yolo County Referrals:		
Less than 1 acre	500	Deposit
1 Acre or more	4,000	Deposit
All other applications	500	Deposit
Plan Checking		
Residential (Includes 1-field check):		
0-3 units	300	Deposit

4-20 units	1,000	Deposit
21-50 units	1,200	Deposit
51 & over	1,600	Deposit
Additional checks	1,600	Deposit
Commercial/Industrial:		
Less than 6,500 sq. feet	1,000	Deposit
6,501 – 43,560 sq. feet	1,200	Deposit
43,561 & over	1,600	Deposit
Landscape Plans	770	Fixed Fee
Plot Plan Review (at building permit)	Actual hourly rate charged at building permit	
Sign Review	Actual hourly rate charged at building permit	
Code/Zoning Enforcement		
First Inspection	Permit Cost Only	
Second Inspection	150% of Permit Cost	
Third Inspection	200% of Permit Cost	
Documents		
Photo Copying:		
Pre-run - per page	0.30	Per page
Sepia Reproduction per copy	150% of actual cost	
Staff Report copying	0.30	Per page
Copies of scanned images (actual size or closest to):		
8 ½ x 11	0.30	Per page
8 ½ x 14	0.35	Per page
11 x 17	4.93	Per page
18 x 24	10.21	Per page
24 x 36	14.64	Per page
36 x 36	19.07	Per page
36 x 48	23.50	Per page
Agenda/Annual subscription mailed (without attachments)	50	Per year
All Documents/maps/etc	Actual cost plus 25%	
Postage for mailings which exceed 100 pieces each, or more than 3 mailings of 100 pieces each	Actual cost plus 25%	
Address Atlas (bound)	13	
Core Area Specific Plan (bound)	10	
Downtown Davis & Traditional Neighborhoods Design Guidelines (bound)	20	

General Plan (May 2001)	30	
Maps-other	7	
Subdivision Ordinance	7	
Zoning Atlas (bound)	13	
Zoning map (folded)	7	
Zoning Ordinance	12	

Notes

- 1) If the deposit exceeds the final actual cost, the balance will be refunded to the Applicant.
- 2) The Planning & Building Director may reduce deposits if deemed appropriate.
- 3) A 1% interest fee will be implemented on past due bills, compounded monthly.
- 4) Refund Policy:
 - Refund requests must be submitted in writing.
 - Fixed fee applications: a refund will not be granted, if the project has been noticed for a public hearing. If the project has not been noticed for a public hearing, the refunded amount will be the original fee paid, less the cost of staff hours worked on the project, less a \$30 administrative processing fee.
 - Withdrawn applications: if staff has not completed any work on the project, a refund of the original fee paid, less a \$30 administrative processing fee will be made.
 - Deposit applications: any unused deposit fee, after project completion, shall be entirely refunded.

3(f). On- and Off-Site Improvements: The element should be expanded to describe and analyze on-and off-site improvements associated with residential development, such as requirements for street widths, curbs, gutters, sidewalks, water and sewer connections and circulation improvements required of residential developments. In addition, the analysis should describe any generally applicable level of service standards and mitigation thresholds that might affect the City's ability to meet its share of the regional housing need. (HCD)

City Response

The City of Davis as is typical in most jurisdictions in the state has various on- and off-site improvement requirements for residential developments. The city has established minimum standards required to assure orderly development similar to urban settings. The city has historically applied flexibility to the minimum standards in order to accommodate innovative residential projects or affordable housing projects as long as there are no public safety concerns. For instance, a local street right-of-way is a minimum of 50 feet. This width has been reduced in some cases to 36 feet or less in order to accommodate an affordable housing project, or an innovative residential subdivision. Examples where this flexibility standard has been applied include Village Homes, El Macero Estates 2, Southfield Park 2 and 3, and Woodbridge subdivisions. It should be noted that planning values and traffic calming values have often been used as justification for such reductions. The 2001 General Plan update included changes in the traffic congestion level of service standards. These will serve to facilitate infill development

projects and potentially reduce costs of mitigating traffic impacts when new development is approved.

The city believes that the on- and off-site standards do not constitute an unreasonable or unnecessary constraint on housing production. The provision of roadway, drainage, water and sewer and all underground utilities needed to deem a lot ready for residential development must be in place before the city accepts any public infrastructure. Also, no building permit will be issued for a lot that does not have infrastructure in place. The city does not approve subdivisions without adequate knowledge that there is sufficient public infrastructure capacity to accommodate the residential development.

4. *Analyze any special housing needs, such as those person with disabilities or in need of emergency shelter (Section 65583(a)(6)).*

4(a). Housing for Persons with Disabilities: The element includes some information regarding the statutory requirements of Chapter 671, Statutes of 2001 (pgs. 126-127). However, the element should describe whether the City's zoning and building code requirements pose an impediment to the development of housing for persons with disabilities, along with the City's role in providing reasonable accommodation. For example, indicate whether requests for reasonable accommodation are subject to a fee, (if so how much) and if such requests must be made by the person with the disability, or can also be made by family members, caregiver, and/or anyone acting on behalf of the person with the disability. (HCD)

City Response

The draft housing element contains information on the types of building permit fees charged by the city (pages 110 and 111). As shown on the pages, there is no delineation of whether an improvement is for reasonable accommodation or visitability purposes (i.e., for or by persons with disabilities). Consistent with state law when a building permit application is filed with the city, the evaluation of fees is based on the type of improvements proposed and the hours of plan check involved. Other standard legislative fees are collected as applicable. Staff cannot identify any specific city zoning and/or building code requirements that pose an impediment to the development of housing for persons with disabilities.

The Zoning Ordinance allows deviations in parking requirements to increase dwelling accessibility for individuals with physical disabilities. An application may be submitted by any interested party with the consent of the property owner. The processing fee is that charged for all administrative design review applications. There is an administrative fixed fee of \$100 for requesting a determination from the Handicapped Access Standards Board of Appeals for building code issues.

The draft housing element contains new policies regarding visitability and reasonable accommodation in order to ensure that new residential subdivisions provide some units that serve

persons with disabilities. The city is evaluating means to codify the requirements for reasonable accommodation and visitability consistent with the draft housing element policies. This new policy exceeds current federal and state requirements. Therefore, the city plans to adequately analyze the policy's implementation so as to not obstruct housing production.

The city adopted state building, electrical and plumbing codes. There are no requirements in the codes to the city's knowledge that will hinder housing production in Davis beyond their effects in other jurisdictions in the state.

- 4(b). Homelessness: According to the element, the results of a March 2000 survey revealed there has "been an increase in the number of unsheltered homeless in Davis" (page 74). While we commend Davis for its role in providing housing assistance services to the City's homeless population, it is unclear whether the existing facilities (as listed in Table 46) are adequately accommodating the need. As a result, the element should include more definitive information about the number, type, and needs of the homeless population in the City. For more information, please contact Bill Pride, Executive Director, Davis Community Meals at (530) 756-4008, or the organizations/providers described in the element could be contacted for more information. (HCD)

City Response

The city believes that the many facilities available in Davis are adequately servicing the homeless population in Davis. As stated in the draft housing element, pages 74 through 79, there are two groups of homeless persons. The draft element also states that the homeless population in Davis may be increasing due to policies of nearby cities. For instance, City of Woodland's ordinance prohibiting public camping was cited as a potential reason for the then increase in the population of homeless persons in Davis. Similar public camping ordinances were adopted by other jurisdictions, such as West Sacramento, Sacramento City and County. Also the draft element states that during the summer of 2001 a significantly larger number of homeless people came to Davis but left as the seasons changed. Given the many factors already addressed in the draft element homeless population is difficult to predict. The city believes that it has devoted substantive resources to serve known homeless population within its boundary. As stated in the draft element, homelessness is not an issue that stops at the city limits. It is a regional problem.

As stated in the Yolo County 2002 Housing Element certified by HCD and the city's draft housing element, pages 74 through 79, it is very difficult to quantify the homeless population in a given community due to the lack of current data. The Yolo County 2002 Housing Element states that according to the Sacramento Area of Council of Government's Housing Market Report figures, 1,100 homeless persons are estimated countywide. This represents less than 1 percent of the total county population and 6 percent of the Sacramento regional homeless person total of an estimated 18,200 homeless persons. Also, Yolo County conducted a homeless census in the spring of 2000. The survey counted 297 homeless individuals: 214 adults and 83 children. The table below contains the distribution of the survey. Further, the Yolo County 2002 Housing Element states:

“To serve the needs of homeless in the County, the County participates in a regional Homeless Coordination Project funded by the County and four incorporated cities of Davis, Woodland, Winters, and West Sacramento. The Coordinator has estimated that the City of Woodland has about 40% of the County's total homeless population. This estimate is based upon the fact that the largest number of people served for homelessness are served in either Woodland, by the Yolo Wayfarer Center, or in West Sacramento, by the West Sacramento Resource Center. These agencies serve roughly the same number of clients, so that between the two cities, at least 80% of the homeless persons served in the County receive those services in either Woodland or West Sacramento. The Yolo Wayfarer Center also has a scattered Site Shelter and Cold Weather Shelter programs which provides shelter.

Motel Vouchers are also provided through STEAC, a non-profit agency located in Davis. In April of 1990, STEAC provided 150 persons in family units with motel vouchers.”

In 2000 the county survey estimated 35 homeless adults in Davis, and no homeless children. The city believes that reasonable efforts are being made to address the needs of its homeless population within its boundaries. The HCD desire to have a more definitive count is understandable, but that there can be no exact data on the homeless population.

	West Sacramento	Woodland	Davis	Total
Total Homeless Counted	145	117	35	297
Adults	108	71	35	214
Children	37	46	0	83
Median Age	--	--	--	42
Males	--	--	--	135
Females	--	--	--	79

Conclusions of the homeless survey revealed:

- The number of homeless persons in Yolo County has increased by 33 percent between 1995 and 2000.
- The rate of drug use among homeless persons declined from 64 percent to 55 percent between 1995 and 2000, although the number of drug using homeless individuals increased.
- Over half, (58%) of the homeless were in shelter programs.
- Males outnumbered females two-to-one among homeless persons.
- Over one-fourth (28%) of the homeless persons were children, which rose significantly by area.
- The homeless population is aging as measured by the median age of those counted.
- Geographic mobility among homeless persons declined. The average number of years of residency in Yolo County increased from three to over six years among the sheltered homeless persons.
- Between one-fourth and one-third of the adult homeless persons do not complete the 10th grade. Half do not complete high school.
- The proportion of homeless people that are military veterans declined from one-third to 20 percent.
- One-third of homeless people are mentally ill. One-fourth of homeless children accompany a mentally ill adult.

Source: Yolo County 2002 Housing Element - Homeless Census dated March 20, 2001

All providers of services to the homeless receive some form of assistance from the city. They provide annual needs information to the city for the financial assistance. The city has not obtained any new information that would lead to the conclusion that the city is not serving adequately, to the extent feasible, its homeless population. One barrier to the ability of the community to house homeless persons is the DCM shelter's requirement that participants not abuse alcohol or drugs while staying at the shelter. Some homeless persons in Davis like elsewhere, are unwilling to abide by this restriction and therefore choose to remain on the street.

Mr. Bill Pride was contacted regarding information on the population and needs of homeless persons population in Davis. Mr. Pride provided the following statements:

"The city of Davis and the non-profit organizations serving its various homeless populations have made substantial progress in providing more shelter beds, transitional housing and affordable housing for the homeless population in the city of Davis.

In 2000, Davis Community Meals (DCM) was providing emergency shelter and transitional housing services to 16 adult individuals and 1 family in the city of Davis. As of the current date, it continues to serve 16 adult individuals but is now capable of housing 8 homeless families in the city of Davis. The total bed capacity of both programs is 50 and is currently occupied by 16 adult individuals, 8 parents and 19 children.

In addition to this number, the Sexual Assault and Domestic Violence shelter in the city of Davis is able to house up to a maximum of 25 individuals (adults and children) in the city of Davis.

The city of Davis, through Davis Community Meals, has applied to the US Department of Housing and Urban Development to develop a Safe Haven program in the city of Davis to serve the chronically homeless. The program would serve 6 adult individuals.

The Short Term Emergency Aid Committee (STEAC) provides emergency shelter for families in the city of Davis through motel vouchers.

Additionally, several individuals in the local homeless population have been able to transition from homelessness to housing as several local affordable housing complexes have opened that served very-low-income populations. These individuals were on fixed incomes, (i.e. SSI, SSDI) that severely limited their housing choices.

The local homeless population is comprised of several distinct subpopulations; the chronic homeless, victims of domestic violence, and individuals/families who are homeless due to economic issues. It would be our estimate the local homeless population is between 90-100. This number includes all homeless individuals and family members currently residing in shelter or transitional housing programs (43 in DCM, 25 in SADVC) and the balance being unsheltered and living on the streets, 22-32. Of the number of unsheltered, the majority 20-25 is chronically homeless according to HUD definitions; homeless 4 or more times during the past 3 years and suffering from mental illness, chronic substance abuse, or dually diagnosed.

Most of these individuals are served by the local day shelter operated by Davis Community Meals, a local religious outreach program, Grace in Action, the Street Outreach Program; a collaboration between Davis Community Meals and the Davis Police Department, and by local soup kitchens and church organizations. Due to the nature and severity of their mental illness and substance abuse issues, these individuals are resistive to sheltering services and are in need of inpatient treatment at either a psychiatric facility or substance abuse facility, both of which are in severely short supply due to budgetary constraints and cutbacks. This population would be the primary target population of the Safe Haven program, if funded.”

4(b)(1). The element should also identify which zoning designations allow the development of emergency shelters (permitted or conditional use) and demonstrate the supply of available sites, appropriately located (i.e., near transit and public assistance services), is adequate to facilitate the development of emergency shelters. The element should describe the City’s review and approval process (i.e., permitted by right or use permit) and analyze how these processes encourage and facilitate the development of facilities for the homeless. For example, the element could describe the typical application processing timelines along with the type(s) of development standards and/or conditions of approval the City imposes on these facilities.

City Response

Emergency shelters are conditionally allowed in all residential and commercial districts within the city. The review and approval of a conditional use permit (CUP) takes from four to eight weeks. The process involves the filing of a complete application, the staff review and report writing for the Planning Commission review and determination on the application. Decisions of the Planning Commission may be appealed to the City Council. Thus far, CUPs for current and former locations of the Davis Community Meals shelter were approved in the Core Residential Infill, Mixed Use, and Residential Garden Apartments zoning districts.

Transitional housing is considered a residential use and therefore permitted in any residential district. Davis Community Meals currently has seven transitional housing units in single-family and multifamily zoned areas. All were allowed by right with no city planning review.

April 2, 2004 Comment: ... The element still needs to identify those zones that permit or conditionally permit emergency shelters and transitional housing, along with a description of the typical review and approval process (from start to finish), including who serves as the final hearing body (e.g., Planning Commission or City Council). Lastly, describe the City’s development standards and/or typical conditions of approval and indicate how these standards/conditions encourage and facilitate the development of emergency shelters and transitional housing. (HCD)

As noted previously, emergency shelters are conditionally permitted in all residential and commercial districts within the city. The review processes for emergency housing projects are no different from any other conditional use permit review processes. Pages 112 and 113 provide

additional information on the city's entitlement applications processing and permit procedures, which include conditional use permits. The city has approved all three conditional use permit applications submitted for emergency shelters. Conditions of approval placed have required neighborhood notice of changes in operations and policies to reduce loitering and inappropriate behavior within the neighborhood, and measures to ensure that the premises are healthy and well-maintained.

The typical conditions of approval that the city places on most conditional use permit applications include the following:

- Obtaining building permit prior to occupancy,
- Ensure that the developed project is in substantial compliance with the approved plans,
- The use will not constitute a nuisance and be detrimental to adjacent properties, and
- Other site/project specific conditions may apply to address issues raised due to the project, such as adequate on-site parking, open space and landscaping being provided.

All conditional use permit applications are reviewed subject to the standard of the city Zoning Ordinance, which states:

40.30.030 Considerations in issuing. In considering an application for a conditional use or nonconforming use, the planning commission or city council shall give due regard to the nature and condition of the proposed or existing use and all adjacent uses and structures. The planning commission or city council may deny an application for a conditional use. In authorizing a conditional use, the planning commission or city council may impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this chapter for the particular use, as the planning commission or city council may deem necessary for the protection of adjacent properties and the public interest.

40.30.080 Issuance. (a) The planning commission or city council shall issue a conditional use permit provided the planning commission or city council is satisfied that the proposed structure or use conforms to the requirements and intent of this chapter and the city master plan, that any additional conditions and requirements stipulated by the planning commission or city council have been or will be met, and that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the public welfare of the community.

(b) The planning and building director shall ensure that the development and use is undertaken and completed in compliance with such permit.

All conditional use permit applications, including those for emergency shelter housing projects are evaluated based on the above listed Zoning Ordinance criteria.

As explained previously, transitional housing is a residential use and therefore permitted in any residential district. Transitional housing is allowed in all residential districts, subject to the same development standards of the residential districts.

B. Quantified Objectives

The element should establish the maximum number of housing units that can be constructed, rehabilitated and conserved by income level, over a five-year time frame(Section 65583(b)(1 & 2)). (HCD)

The element should contain overall quantified objectives for housing development, rehabilitation, and conservation for each income group. This requirement may be addressed by using a matrix like the following sample:

Income Levels	Construction	Rehabilitation	Conservation/Preservation
Very Low			
Low			
Moderate			
Above Moderate			
Total			

To assist in formulating conservation objectives, conservation is an action that conserves the affordability of an existing unit, in general. The conservation objective could include units projected to be weatherized, local participation in the tenant-based certificate/voucher program. The preservation objective should estimate number of federal, State and locally assisted at-risk units to be preserved (please see the Department's *Qs & As* publication (pgs. 47-48)). (HCD)

City Response

The Government Code section cited by HCD's letter address the assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. Section 65583(b) (1 & 2) of Government Code reads:

"A statement of community's goal, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlines in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period."

A greater emphasis would have been placed in the draft housing element to address the maximum number of housing units that can be constructed, rehabilitated and conserved by income level, over the five-year time period (Section 65583(b)(1 & 2)) if the city did not have capacity to meet and exceed its regional fair share. As stated earlier in this document, the city has constructed, using the base time line, 68% of the very-low and low income groups units relative to the fair share allocation. Also, the city approved all entitlements including building permit for 95 of the 148 remaining very-low and low income groups allocated units. The remaining 53 units to be constructed in the five-year plan can easily be accommodated through the construction of one or more of the pending affordable dedicated or donated lands (i.e., Cantrill Drive Affordable site, 53 units; or 4100 La Paz Drive/Woodbridge land dedication, 16 units plus 1056 Olive Drive affordable site, 43 units), for instance. It should be noted that city has constructed and has under construction more units than allocated by the regional fair share for moderate-income group. The total units already built or under construction for the moderate-income group are 693. The regional fair share allocation for the moderate-income group is 621 units. 72 units more than allocated are already in place for this income category.

However, as stated in the draft housing element (page 31) the city's housing stock are relatively new. Consequently, the city's housing stock is generally in good shape. The city's on-going Resale/Retrofit Program has worked to keep the existing housing stock in good condition as well. The city has no records of rehabilitation work on any housing stock. The Chief Building Official has stated that the city is unaware of any housing units that are so badly deteriorated as to require replacement.

Notwithstanding all of the above, the city has goals and policies that encourage construction of units for all ages, incomes, and lifestyles. Table 52 of the draft housing element has the policies and the number of units for the various special needs group identified. It should be noted that Goal 1 of the draft housing element is to "promote an adequate supply of housing for people of all ages, income, lifestyles and types of households consistent with General Plan policies and goals."

The city's housing goals and policies will provide for the total number of units in the table below for each income group. It should be noted that the units below are as of the base time of the draft housing element and do not include recently approved infill units or potential infill units due to pending entitlement requests.

Income Levels	Construction	Rehabilitation	Conservation/Preservation
Very Low	292	0	476 Section 8 units
Low	282	0	
Moderate	854	0	
Above Moderate	954	0	0
Total	2,382	0	476
Notes:			
1) The 476 section 8 housing units cab attributed to very-low, low and moderate income households. In compliance with Policy Housing 2.1 Action I, the city support the continued preservation of Section 8 housing units. Given that these units are managed by			

Yolo County Housing Authority, the city's ability to conserve or preserve these units are limited to some extent.

- 2) There are no records available on housing units in the city needing rehabilitation. Also, there are no known site where rehabilitation will be required.
- 3) The construction column contains the summary of units by income-level that the city has capacity to provide during this planning period. See the revised Table 44.
- 4) The housing goals, standards, policies and action encourage the provision of housing for all income levels and special needs group.

C. Housing Programs

1. *Include a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land-use and development controls, and provision of regulatory concessions and incentives. The housing element shall contain programs, which assist in the development of adequate housing to meet the needs of low- and moderate-income households (Section 65583(c)).*

1(a). The element includes a list of 5 overarching housing strategies, along with numerous accompanying programmatic actions. The correlation between the "standards" and the individual program actions could be clarified to improve the City's long-term implementation efforts. Many of the actions do not describe the City's specific role in implementation, indicate how certain programs will be promoted to the community, nor do they include specific timelines. (HCD)

City Response

The structure for Housing Element standards, policies, and actions parallel that for the City of Davis General Plan. Section 9 of the draft housing element contains responsible agencies, quantified objective, actions needed and financing. Policy actions include the responsible entity for implementation, quantified goals and the types of actions needed to implement, and the financing.

There is not always a direct one-to-one correlation between policy standards and policy actions. The means of implementing the policy standards and actions are adequately documented in Section 9 of the draft housing element. It should be noted that when a policy is implemented through its standards and actions, the responsible entities and other attributes are identified for the standard or action and not duplicated in the policy.

- 1(b).* To fully address the program requirements of Government Code Section 65583(c)(1-6), and in order for the City's proposed housing development and assistance strategies to be effective during the next planning period, programs and corresponding actions should be expanded to include: (1) a description of the City's specific role in implementation,

and (2) definitive implementation timelines. The City may wish to refer to the Department's *Qs & As* publication, (pages 25-46) for additional guidance. Those programs that should be revised/strengthened to firmly commit the City to specific actions together with discrete dates for program implementation include, but are not limited to, the following (HCD):

City Response

The "responsible agencies" and "actions needed" describe the specific roles in the implementation of the policies and specify reasonable time to accomplish the programs outlined. **The specific roles of the city for each policy are outlined in Section 9.** The time lines chosen for accomplishing the programs are tailored to and reasonable for each program. It should be noted that the times were chosen to address several factors, such as the studies and ordinance amendments needed, the complexity of the policy relative to affordability of units and constraints to housing, which, of course, is not the intent of the policies.

1(c). Affordable Housing:

Policy 1.4 (Actions a, b, c, d): We commend the City of Davis for its commitment to implement actions that will more effectively address the housing needs of the disabled. However, to affect the desired result, the proposed zoning ordinance amendments and creation of the basic access ordinance should be initiated as soon as possible rather than at the end of planning period (2008). (HCD)

City Response

The goal of the city is not to initiate any specific zoning ordinance amendment but to effectively evaluate and craft an amendment that would not hinder the production of housing, while meeting the policy goal. As the proposed policies are aggressive in nature compared to state and federal laws, working with developers and builders becomes a necessity in order to craft an amendment that would be acceptable and feasible. It is appropriate to allow a reasonable time line to craft and adopt the amendment. The city has already begun the preliminary analysis of how best to this amendment and its standards. It should be noted that the 2007 goal of having this amendment adopted speaks to the city's goal of adopting an ordinance that actually addresses the policy and will be successful in its implementation. The key is to adopt a basic access ordinance that does not hinder the production of housing. To meet these two important policy goals, the proposed ordinance will need to be carefully evaluated, and input from all impacted groups considered prior to a formal adoption.

1(d). Policy 2.1 (Action a): Increasing the availability of affordable housing opportunities is dependant on the City's successful procurement of local, State, and federal funding, particularly in light of the City's mandatory inclusionary policies. Therefore, the element should: (1) describe the City's specific role in applying and securing the requisite funding, (2) provide more specific application timelines, and (3) describe how the City will promote the availability of the fiscal resources to the development community (e.g.,

newsletter, brochure, or web page). If promotional materials need to be prepared, provide a timeline as to when they will be completed and made available to those in need. (HCD)

City Response

Historically, the city has proactively applied for both federal and state funds to assist nonprofit affordable housing providers in the development of affordable housing land. Often the affordable housing land is a land dedication or donations resulting from the city's inclusionary requirements. Two recent state funds that the city has applied or will apply for are: 1) CalHome Program, a first-time homebuyer mortgage assistance program applied for on October 8, 2003; and 2) the Local Housing Trust Fund Program, which the city will submit an application for by November 14, 2003. The funds are for \$500,000 and \$2,000,000 respectively. Unfortunately, HCD's decision not to certify the previously submitted draft Housing Element may serve as a barrier to the city's ability to secure this important subsidy financing.

The nonprofit providers of affordable housing are well educated and knowledgeable regarding these funds. Should the city secure any of these funds, these agencies are ready with request applications for them. For instance, should the city succeed in its grants application for the two million dollars, most of the money would go to the land dedication sites already with all approved entitlements, except for adequate funds to commence construction; Tremont Green and Moore Village. Additionally, the city posts notices in the local newspaper regarding affordable opportunities and funds. Recently, the city created the housing coordinator position who would oversee among other things, appropriate news release of availability of funds. We are embarking on an effort to provide additional information on housing program and resources on the city's Web page. It may be useful to point out that historically, the city has no issues with dissemination of information on the funds or affordable housing.

- 1(e).* Policy 2.1 (Action d): In addition to providing flexible development standards (as provided for in Government Code Section 65915) describe other incentives the City will provide to encourage and facilitate affordable housing. Also, indicate when within the planning period the City will initiate and amend its density bonus ordinance. To affect the desired result, amendments should occur early within the planning period.

City Response

The Affordable Housing Task Force is currently reviewing for update the Affordable Housing Ordinance (AHO). One the goals of the Task Force is to provide incentives in the ordinance beyond density bonuses for innovative affordable housing developments that serve the greatest needs in the city, which is the very-low, low and moderate-income households. The process is already underway. The HCD's suggestion to begin this process early in the planning period is shared by the city. Given that the city currently requires a greater percent of a residential development project to be designated for affordable housing development than many jurisdictions in the state, the incentives to be provided will need to be carefully evaluated to assure that they are effective. Again, this process is underway.

April 2, 2004 Comment: ... However, the element still must include an approximate timeline when the AFTF's evaluation will be completed and proposed amendments forwarded to the City Council. (HCD)

The AFHT will complete the Affordable Housing Ordinance amendment by July 2004, and the Planning Commission and City Council will complete their reviews and actions by December 2004.

- 1(f). Policy 2.1 (Action e): Indicate when revisions to the existing loan and grant program will be completed. (HCD)

City Response

The requested time line by HCD has been added as shown below in italics and underline.

- e. Revise the existing program to provide loans or grants to very low-income households for the purpose of making deposits on rental housing.

Responsible Agencies: Planning and Building Department, Parks and Community Services Department, City Council, and CHOC.

Quantified Objective: Revise the program by 2004 and assist 5 households per year.

Actions Needed: Revise the program before the end of 2004. Continue to assist very low-income households for the purpose of making deposits on rental housing. CHOC, in conjunction with the city staff to revise the existing program to attract participants.

Financing: CDBG.

- 1(g). Policy 2.1 (Action o): Indicate when the written materials will be completed. (HCD)

City Response

There are written handouts already. However, maintenance and update of the handouts are necessary. So, statements to that effect have been added below (in italics and underline).

- o. Provide written handouts and work with developers to provide signs to disclose the locations of sites approved for future affordable housing development to low and moderate income persons. In written materials, disclose that affordable housing sites may be developed with affordable housing as envisioned in the General Plan.

Responsible Agencies:	Planning and Building Department, Public Works Department, Planning Commission, and City Council.
Quantified Objective:	Continue maintenance and update of handouts. 100 percent Affordable Housing sites have signs and accurate written materials.
Actions Needed:	Continue maintenance and update of handouts. Upon completion of the Affordable Housing Ordinance update in 2004, evaluate and update handouts to reflect changes made in the ordinance. Continue to maintain written handouts on affordable housing sites. Continue to condition project applications approval to be subject to notification of prospective buyers about the location of affordable housing projects in the subdivision or area. Continue to condition zoning and map approval entitlement for posting and notification of pending affordable housing projects in a subdivision, or a location in an area.
Financing:	Private developer for disclosure of affordable housing sites to prospective buyers, and General Fund for staff time maintenance and update of handouts.

Access to Housing:

- 1(h).* Policy 3.2 (Actions c & d): In addition to enforcing the City's AFH, the element should describe what else the City will do to increase the supply of rental and ownership housing for lower-income households. It should indicate what types of incentives the City will offer to encourage residential development in downtown commercial buildings. (HCD)

City Response

Policy Housing 3.2 Action "a" requires that rental affordable units remain permanently affordable. This policy is addressing existing practice that is not as well documented as it could be. All rental affordable housing units owned and operated by nonprofit entities are permanently affordable. This policy assures that the update to the AHO will continue to require permanent affordability. The documents that effect the transfer between the city and nonprofits of property, or other financial, or zoning requirements will reflect this requirement. Where the units are provided by a for-profit as part of market-rate rental units, the city has also historically required the permanent affordability restriction. Again, this policy and the update to the AHO will codify the requirement.

Policy Housing 3.2 Action "d" will involve project by project specific evaluation. However, a report that looks at existing potential sites and appropriate incentives to be considered for the site is proposed to be crafted and presented to the City Council by 2005. The types of incentives are

to be analyzed. Identification of specific incentive might result in exclusion of an acceptable incentive to a property owner. Flexibility is critical to the success of this policy. The city is in the process of evaluating parking requirements downtown. It is likely that required parking spaces will be significantly reduced to provide an incentive for more residential and commercial infill developments.

2. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities, including sewer collection and treatment, domestic water supply, and septic tanks and wells, needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, housing for emergency shelters and transitional housing (Section 65583(c)(1)).*

- 2(a). Absent a complete land inventory analysis as required in A.2, it is not possible to evaluate the adequacy of the City's sites program. However, the following programs should be expanded to describe the City's specific role in implementation, definitive timelines (early within the planning period). (HCD)

City Response

As stated above and in the tables provided, the city has adequate capacity to meet and exceed its regional fair share allocation for this planning period. The tables have been revised to reflect HCD's preferred format.

Housing Supply:

- 2(b). Policy 1.9 (Actions a & b): In addition to "supporting" and "encouraging", the element should describe the specific role the City will play in working with local non-profit and service agencies to increase new housing opportunities for its farmworker population. Also, given the existence of the City's agricultural protection policies coupled with the draft element's acknowledgement that farming activities in the surrounding area are prominent, Actions a and b should be expanded to describe those zones that allow farmworker housing, along with a description of the development standards and incentives the City will provide to facilitate and encourage farmworker housing. This should include policies and procedures that promote housing for very low-income seasonal farmworkers. (HCD)

City Response

As stated in the draft housing element, the types of agricultural farming within the city's sphere of influence do not lend themselves to such a need for farmworkers within the area. See pages 79 through 82 of the draft housing element.

The city has policies encouraging and supporting the provision of farmworker housing. The policies are structured to be flexible in order to encourage developers to provide farmworker housing should there be evidence of the need in the future. The city is aware of this fact. The flexible policies encourage developers to provide farmworker housing should it be found to become necessary. Because discrimination based on source of income is unlawful, farmworkers are eligible to secure any housing in the community that meets their needs and corresponds with family income. Most Yolo County agricultural workers remain here year round, so they do not need the seasonal housing that may be required in other agricultural areas.

The Yolo County 2002 Housing Element aptly addresses this issue when it concluded that “it is difficult to determine the full extent of unmet needs for farmworker housing.”

It should be recognized that provision of farmworker housing in Davis when there is no identified need in the city would take away this needed resource from other households that do need the units. Should farmworker housing be built within the City of Davis it may mean that the farmworkers would have to commute from Davis to the agricultural areas of the county in order to work. There are numerous difficulties associated with such a proposal. Housing for farmworkers would be best provided near the farms they attend for many reasons and benefits, which include reduction in adverse air quality impacts associated with long commute.

Additionally, all agricultural land within the city’s sphere of influence is in the county. The Yolo County 2002 Housing Element states the following:

“..., the Planning and Public Works Department has substantially revised the agriculturally designated zones to allow by right, farmworker units (ancillary dwelling units) on parcels in excess of twenty acres...”

The city has a pass-through agreement with the county relative to development projects occurring within its sphere of influence. If farmworker housing were to be proposed on a parcel within the city’s sphere of influence, the city would be expected to encourage and support such a housing project.

April 2, 2004 Comment: ... Housing element law requires a jurisdiction to identify sites with appropriate zoning and development standards to adequately address the housing needs of agricultural employees. The City’s draft response (page 42 of addendum), does not adequately address this statutory requirement. (HCD)

Again, pages 79 through 82 of the draft housing element further address farmworker housing in the city and Yolo County. Census 2000 indicates that there were 63 persons in “Farming, fishing, and forestry occupations” in Davis. This number would include employees of the California State Forestry Department and UC Davis School of Agriculture.

The City of Davis is within Yolo County. The city cannot address farmworker housing in isolation of the county. Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agriculture labor. The county’s most recent

data on farmworkers is from 1995. It revealed that there are four categories of farmworkers in Yolo County, which are:

- Permanent workers (i.e., permanent employees working more than 10 months in Yolo County or the vicinity, 29%),
- Local seasonal workers (i.e., permanent residents of Yolo County working less than 10 months, 39%), and
- Migrant workers (i.e., workers that travel 50 miles to find work in agriculture, 21%).
- Seasonal migrant workers, which is about 11% and were not found to fall under any of the above categories.

The City of Davis is surrounded by farming activities that range from tomatoes, grapes, corns and sunflowers (i.e., fruit and vegetable farming activities). Generally the characteristics of fruit and vegetable farming labors include settling in the community and finding work there throughout the year. Resident farmworkers need year-round housing. The seasonal farmworkers usually have permanent housing elsewhere but need seasonal housing. Therefore, it is likely that the types of farmworkers that could work in the area would fall under permanent worker, local seasonal worker, or migrant worker category. It is not anticipated that there will be seasonal migrant workers coming to the city for these types of farming activities. However, there are presently two State Migrant Centers in Yolo County, (i.e., housing units that are constructed and managed by the State, through the County Housing Authority, to house migrant farmworker families, or being subject to interruptions in income due to work availability). One of these facilities is located near the City of Davis and contains 75 units and houses 350 to 380 persons annually. This Davis Migrant Center is currently being remodeled, and is scheduled for occupancy by April 16, 2004. In the event that there are seasonal migrant workers in the area, this facility is available to serve them. While the city's surrounding land uses predominantly is citrus and vegetable farming, the economy of the city is not based on agriculture.

Farmworkers are generally considered to have special housing needs because of their limited income and the often unstable nature of their employment (i.e., having to move throughout the year from one harvest to the next). Given this limited income situations of farmworkers, it stands to reason that farmworkers would qualify for the city's affordable housing. Also, given the higher percentage of the city's inclusionary zoning standards, which incidentally provides housing for the special needs group based on household incomes, agricultural workers would easily qualify for the city's affordable housing. The city has strong policies and fair housing program to reduce discrimination on the basis of ethnic, status or source of income. For instance, the city has historically allowed the construction of special needs group housing on dedicated affordable land. Table 54 of the addendum to the draft element and the summary table on page 11 detail suitable residential sites that include land dedication sites. Should it be found in the future that there is immediate farmworker housing need in the city during this planning period and there is funding for its development, it is possible that it could be built on one of the land dedication that currently do not have a developer identified.

The draft housing element policies and actions include encouragement of construction of housing to meet the needs of farmworkers; support of efforts by the USDA Rural Housing Services and Yolo County Housing Authority to provide housing for farmworkers and their families; and encouragement of developers to seek funding from sources such as USDA Rural Housing Services for construction of additional housing within Davis Planning Area. An additional policy below is recommended for adoption to further ensure that the city pro-actively facilitates the supply of housing for farmworkers and their families should the opportunity arise.

Policy HOUSING 1.9 Action c. Work with Yolo County Housing Authority and housing developers to explore and provide housing in new developments for farmworkers and their families.

Responsible Agencies: Community Development Department, Planning Commission and City Council.

Quantified Objective: At the initial review of new development projects, encourage developers to include farmworker housing as part of their project proposal.

Actions Needed: Work with Yolo County Housing Authority and housing developers to identify the type of farmworker housing that a new residential development project could accommodate. The consultation with Yolo County Housing Authority will occur at the initial stage of application's review, and the developer will be encouraged to pursue construction of farmworker housing recommended.

Financing: General fund and private developer entitlement fees

The city also recognizes that farmworker households may have incomes below the very-low income level that is generally targeted in affordable rental projects. TO address this concern, the following policy is recommended for adoption:

Policy HOUSING 1.9 Action d. As part of funding and targeting decisions for subsidized rental projects, explore the feasibility of developing units for households at or below 35% of area median income (extremely-very-low-income households).

Responsible Agencies: Social Service Commission, Parks and Community Service Department, City Council

Quantified Objective: 10 extremely-very-low-income family units developed.

Actions Needed: Work with nonprofit developers to determine feasibility and additional subsidy required to reduce rents and required tenant incomes to a level affordable to farmworker households.

Financing:

CDBG and Redevelopment funds for staff time; CDBG, HOME, Redevelopment and Housing Trust funds for housing subsidies

3. *Include program actions to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for all income levels (Section 65583(c)(3)).*

As noted previously (A.3), the City of Davis' element requires a more thorough description and analysis of the City's potential governmental constraints to assess mitigation options. Specifically, Measure J presents a formidable deterrent to applications for development in general by imposing a high degree of uncertainty and risk on permit processing and development costs than those already high costs impacting residential development. As a result, the element needs to be expanded and revised to include programs to remove or mitigate constraints on housing development. (HCD)

City Response

The potential impacts of Measure J cannot fully be analyzed at this time. It is speculative to state with certainty that Measure J alone would hinder production of housing in the city. It is reasonable to state that any regulation, such as Measure J, that appears to impose a new step in the development process could be perceived as hindering housing production to a certain extent. However, Measure J thus far has not proven to constrict housing supply of the city to the extent that it would not meet its regional fair share allocation for this planning period. It is questionable that the presence of Measure J does act as a deterrent – the city is actively processing one application that would require a Measure J (Covell Village) and has recently received preliminary applications for three other projects that would be subject to the process (Signature, Shriners and Binning). From a practical perspective, the Measure J process may be no greater an obstacle than a state-sanctioned process for referendum of any land-use determination. It should also be noted that the only two development proposals to be taken to the Davis voters (Mace Ranch and Wildhorse) were approved.

Even if the concern over Measure J is more perception than reality, the relief valve within the ordinance ensures that it will not prohibit development of units required to meet Davis's share of regional housing needs.

4. *The housing program shall promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin color, familial status or disability (Section 65583(c)(5)).*

Fair Housing:

Diversity 1.1 (Action d): Describe efforts the City will employ to promote fair housing and other housing assistance opportunities to those in need (i.e., newsletter, brochure, or web

page). Also, provide a timeline as to when the referenced outreach materials will be prepared and made available. For further guidance, please refer to the Department's *Qs & As* publication (pages 42-44). (HCD)

City Response

The quantified objective and actions needed are revised as shown in italics and underline below to address the HCD comment.

DIVERSITY 1.1 Action d. Continue to promulgate non-discrimination laws and the City's Fair Housing Program.

Responsible Agencies: Parks and Community Services Department, City Attorney..

Quantified Objective: Provide fair housing information by 2004 on the City of Davis Web page.

Actions Needed: Hold fair housing seminars for property owners and managers each year beginning in 2004.

Financing: Staff time - Community Development Block Grant.

C. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort (Section 65583(c)).

The element indicates the City has relied on a series of Affordable Housing Task Force (AHTF) meetings and "kitchen" conferences to solicit input from a host of community stakeholders and the general public. However, due to the importance of the public participation process, it is critical that the element describe the City's specific role in soliciting input from all economic groups during the development of its draft housing element, especially low- and moderate-income households, their representatives, or advocates. For example, describe how the meeting dates, times, and locations were publicized (i.e., City-wide mailings, newspaper, or web page). Also, indicate if the City has plans to continue their public outreach efforts to lower income households and their representatives throughout the draft review and adoption process. For further guidance on generating public participation, refer to the Department's *Qs & As* publication (pages 1-4). (HCD)

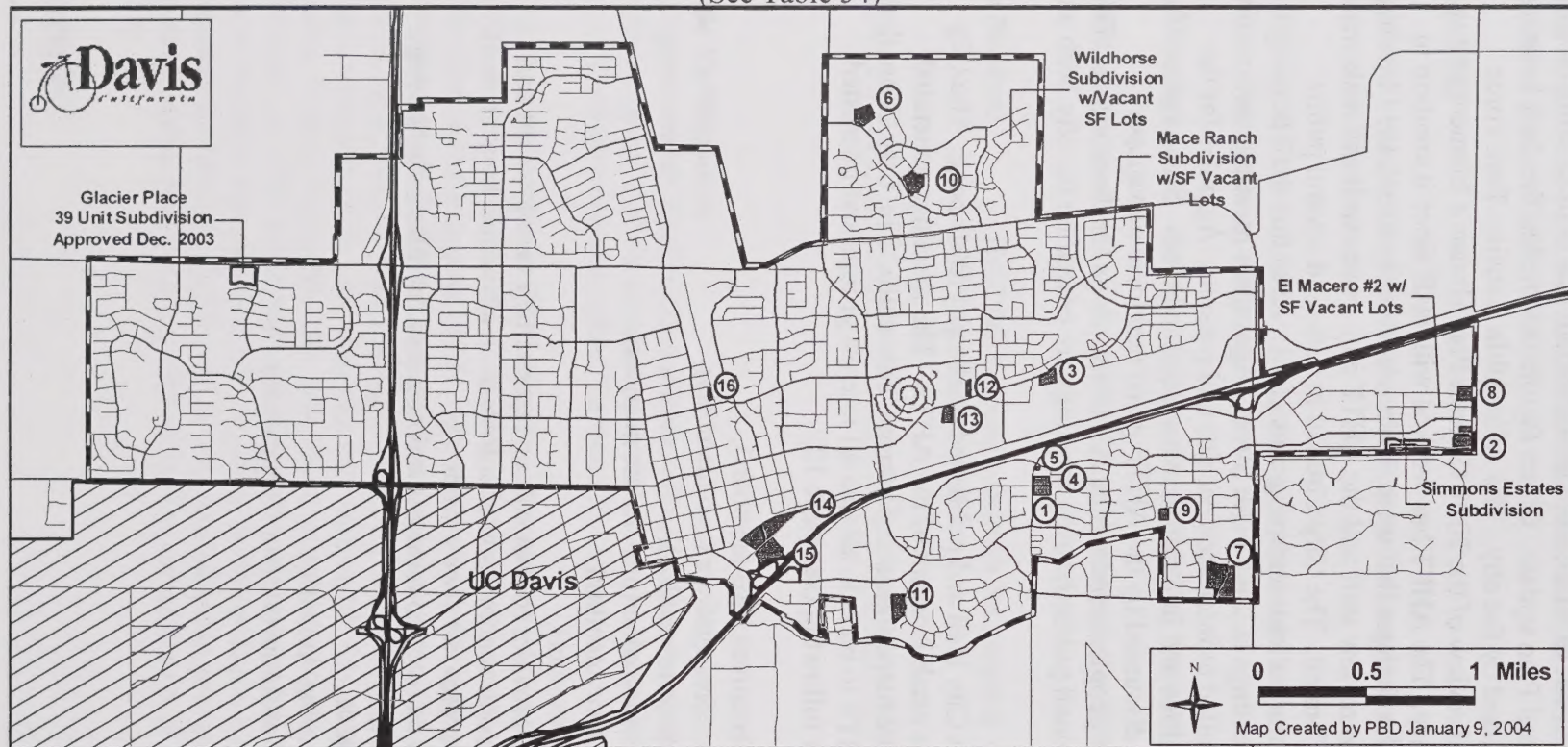
City Response

The public participation process for this draft-housing element is fully addressed on pages 12 through 14 of the submitted draft element to HCD. As already stated, this draft housing element is an update to the city's 2001 General Plan update. Given factors outlined in the draft housing element (page 6), this update is initiated by the city. The Affordable Housing Task Force (AHTF) was charged with the initial review of the 2001 General Plan Housing Element and updating the element where necessary. The AHTF has worked with staff since its creation in September of 2001 to recommend the changes that were made. As already stated, the Planning Commission held public meetings to review staff and the AHTF changes as well and make its own recommendations to the City Council. The City Council in turn held several public meetings to make final decision on the policies and programs contained in this draft housing element. The AHTF held public meetings at 2600 Fifth Street. Again, the meetings notices are posted on the city Web page and mailed to interested entities and persons. Agendas for the meeting are mailed to interested entities and individuals who requested them. Some issues of concerns to various interest groups discussed by the AHTF generated local newspaper publication and a greater number of people attending the AHTF meetings for those issues. The Planning Commission and City Council public hearing meetings are posted on the city Web and published on the local newspaper.

The AHTF meetings were posted at City Hall and published on the city Web-page. The City Council held public meetings on the establishment of the AHTF. The meetings generated awareness amongst for-profit, nonprofits, citizens and housing advocates. The City Council carefully chose members of the AHTF to include all special interest groups and interested citizens. The AHTF consists of the following (see page 12):

- Planning Commission representatives (two members),
- Social Services Commission representatives (two members),
- Human Relations Commission (one member),
- City-UCD Student Liaison Commission (one student member),
- Senior Citizens Commission (one member),
- ASUCD Senate (one student member),
- For-profit affordable housing provider (two members, representing very-low, low and moderate-income household; one nonprofit member lives in an affordable housing unit),
- Non-profit affordable housing provider (two members),
- Public at-large, with focused outreach to residents and neighbors of affordable housing developments (three members).
- Ex Officio, UCD Representative
- Ex Officio, Yolo County Housing Authority
- Legal Services of Northern California (current Chairperson)

Revised Map 1 – Vacant and Under-utilized Sites
Adequate/Suitable/Available Residential Zoned Sites
 (See Table 54)



Notes:

1. Wildhorse, El Macero Estates 2, Simmons Estates and Glacier Place are subdivisions containing vacant residential single-family lots.
2. Glacier Place Subdivision is recently approved 35-single-family lot subdivision with four second units and potential for addition second units to be constructed in this subdivision.
3. All sites identified are suitable for residential development; will not require discretionary review for residential homes to be constructed on them; and there are adequate city facilities and services for them.

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1. INTRODUCTION

1.0 INTRODUCTION

Article 10.6 of the Government Code (Sections 65580-65590) requires all California localities to adopt Housing Elements as part of their general plans. The Housing Element must include identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. It must include identification of adequate sites for housing and provision of housing for the existing and projected needs of all economic segments of the community. The law requires that the Housing Element include:

- a. An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs. The assessment and inventory should include: analysis of population and employment trends, household characteristics, inventory of land suitable for residential development, analysis of potential and actual governmental constraints to housing development, analysis of potential and actual nongovernmental constraints to housing development, analysis of any special housing needs, analysis of opportunities for energy conservation with respect to residential development, analysis of existing assisted housing developments;
- b. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and
- c. A program which sets forth a five-year schedule of actions the local government is undertaking, or intends to undertake, to implement the policies and achieve the goals and objectives of the Housing Element, including the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs. The program should:
 - Identify adequate sites, through appropriate zoning and development standards, to facilitate and encourage the development of a variety of housing types
 - Assist in the development of adequate housing to meet the needs of low- and moderate-income households
 - When appropriate, remove or reduce governmental constraints to the maintenance, improvement, and development of housing
 - Conserve and improve the condition of the existing affordable housing stock
 - Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability
 - Preservation of assisted housing developments for lower income households

Government code section 65588(a) reads as follows:

"Each local government shall review its housing element as frequently as appropriate to evaluate all of the following:

- (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- (3) The progress of the city, county, or city and county in implementation of the housing element."

This Housing Element serves as the city's overall housing goals and policies framework. The Housing Element will guide decisions that facilitate the provision, development, preservation, rehabilitation, financing, and maintenance of all types of housing for all income segments in Davis. The Housing Element goals, policies, standards and actions are internally consistent with the other elements of the General Plan.

Section 10 of this Housing Element addresses the appropriateness of housing goals, objectives and policies in the 1993 Housing Element; the effectiveness of the 1993 Housing Element in attainment of community's goals and objectives; and the progress of the city in implementation of the 1993 Housing Element. The section concludes that the city appropriately achieved its housing goals while contributing to the attainment of the state housing goal; that the 1993 Housing Element was effective in attaining the city's housing goals; and highlighted progress made in the implementation of the 1993 Housing Element.

1.1 HISTORY OF DAVIS HOUSING POLICY

Historically, the City of Davis has maintained an activist approach to housing development. The size and character of dwellings that make up the city's housing stock have been strongly influenced by city policies relating to affordability, energy efficiency, mix of dwelling-unit types, and urban form. All these factors were discussed throughout the 2001 General Plan update process. Community goals for Davis are reflected in the Housing Element; closely related policies are in the Land Use Element. The size of the city has been a major policy issue throughout the history of Davis, as the Growth Management section of the current General Plan fully addresses.

In recent years, the city has sustained a significant growth in housing production and population. The 2001 General Plan provided a modest increase in residential densities but less land for urban development than the 1987 General Plan. The City Council has continued to evaluate future residential and commercial development prospects for the city. On April 2, 2003, the Council passed and adopted Resolution No. 03-48, which directs staff to implement an annual city

growth parameter, prepare amendments to the General Plan and Phased Allocation Ordinance, and prepare a joint housing strategy with UC Davis. Resolution No. 03-48 finds that an annual average growth parameter for the city of 250 housing units is appropriate as an initial baseline for future growth management and planning.

In November 1999 the citizens of Davis approved Measure J, which requires voter-approval of residential development involving open space and agricultural land as a way to address unplanned growth.

Historic Population

The City of Davis grew from a population of 23,488 in 1970 to 36,640 in 1980, an increase of 56 percent. The population increased another 26 percent from 1980 to 1990, when it reached 46,322. It increased another 30 percent from 1990 to 2000, when it reached 60,308.

The impetus for reviving the General Plan in 1987 was a 1986 evaluation of development occurring in the Davis area, which concluded that the General Plan was nearing buildout much sooner than projected, unless residential construction was virtually halted. The 1987 General Plan revision led to a significant change in total projected population for the Davis Planning Area. The 1987 General Plan projected a total population of approximately 75,000 in the year 2010. This projection was based on the growth rate of approximately 1.8 percent per year (from 1987 to 2010). Assumptions for the 2001 General Plan include correction of weaknesses in the 1987 General Plan, provision of new information where appropriate, enhancement of consistency between elements and addition of elements. Table 5 of the 2001 General Plan projects the city's 2010 population at approximately 62,182 based on growth management policies in the plan. Obviously this estimation is flawed. The 2002 DOF projected population for the city was 63,324.

General Plan

In 1993, the City Council established assumptions and parameters for the update of the 1987 General Plan. The 1987 General Plan was used as the base document for the 2001 General Plan. Its planning horizon was also 2010. The 2001 update was to correct weaknesses in the 1987 General Plan, provide new information where appropriate, enhance consistency between elements, and add elements. The total acreage of developable land and the total number of units in the 1987 General Plan were not increased in the 2001 document, although the location and mix of uses were subject to change.

Growth Control Mechanisms

Historically, the population goals of the city were implemented in part by a housing allocation system, under which the City Council reviewed development applications and allocated to a certain time period (generally one or two years) a certain number of the units remaining toward meeting the population goal. Apartments, certain types of affordable housing, and housing for persons with special needs were exempted from the allocation system, and certain standard

conditions were imposed on allocations. General Plan policies have established the basis for setting growth rates and the number of housing units that will be allowed in the future.

This Housing Element establishes the basis for city programs that will provide market-rate housing and affordable housing, including special needs housing to meet or exceed fair share requirements and address local housing priorities. Policies in the Housing Element and in other General Plan elements require revision of the housing allocation system that was, in the past, the primary growth-control measure used by the city. The 2001 General Plan contains other growth-control measures, including policies calling for establishment of an urban / agricultural buffer around the city. The Davis City Council placed Measure O (i.e., the open space and agricultural tax) on the November 2000 ballot. By an overwhelming majority, the citizens of Davis voted for Measure O to tax themselves to protect open space and agricultural resources in the Davis area.

Affordable Housing

As noted above, the city has engaged in long standing efforts to create and maintain the stock of affordable housing in Davis. The requirement for Designated Low Priced Units as a condition of allocation began in the early 1980s. Over the years, the city also participated in the Loans-to-Lenders mortgage revenue bond program, which financed subsidized rental units. The city has encouraged development of rental housing through growth control exemptions for apartments and assisted in rehabilitation of rental and ownership units through a variety of funding programs. Other forms of affordable housing for special need groups have been provided in the city. Policies in this Housing Element encourage continued efforts to preserve existing affordable housing stock, create additional affordable housing stock, and subsidize all types of affordable housing. The affordable housing programs have resulted in a broad-based portfolio that includes:

- Over 20 years, 641 affordable homes sold to low-income families, at least 307 of which are still owned by the low-income buyer
- Over 890 permanently affordable units under the management of local non-profit organizations
- 59 beds of affordable student housing at Pacifico Co-op (equivalent of 24 Units)
- 63 moderate income beds at the University Retirement Community continuum project (equivalent of 25 units)
- Over 104 beds of affordable housing for homeless and disabled individuals (equivalent of 41 units)
- 116 affordable apartment units built and maintained by for-profit developers
- 84 units of permanently affordable multi-family housing currently under construction

- 102 units of permanently affordable multi-family and single family housing actively under development.

The units (or the equivalent) of affordable housing created under the city's affordable housing ordinance is approximately 1,923. According to the State Department of Finance, as of January 1, 2002, there were 24,717 housing units in Davis. Of those units, nearly eight percent were constructed under the affordable housing program and approximately five percent are permanently affordable.

Housing Element

This is an update to the 1993 Housing Element. This update is for the purpose of complying with state mandated five-year Housing Element update. The format of the 1993 Housing Element is maintained so as to facilitate the completion of this Housing Element. Changes to the 1993 Housing Element are in the form of new information and update of tables.

1.2 HOUSING ISSUES

The 2001 General Plan policies include many policies of the 1987 General Plan relative to the following issues: 1) small or compact university-oriented town; 2) slow or managed growth; 3) mix of housing types, prices, densities and designs in each neighborhood; and 4) projects to provide affordable units, ownership and rental (multifamily).

The differences between the 2001 General Plan and the 1987 General Plan include:

- increased residential districts' densities;
- new policies on infill development projects; and
- revision to the percentage of required affordable housing relative to rental housing projects with 20 or more units. However, a recent Council decision in the review of these Housing Element policies reverts the percentage to the 1987 plan. The 1987 plan called for 25% of affordable rental units to go to low-income households and 10% of affordable rental units to go to very-low-income households.

The housing issues discussed during the 2001 General Plan Update process included:

- Jobs / housing balance;
- Residential infill;
- Housing for fair share obligations;
- Housing for UC Davis growth; and

- Affordable housing requirements for rental projects.

The jobs / housing balance issue is part of the overall growth context for community planning. The policy in the 1987 General Plan calling for job/housing balance was deleted in the 2001 General Plan. Residential Infill is fully discussed in Section 8 of this Housing Element. Several new infill policies were included in the 2001 General Plan and this current 2003 Housing Element update. The policies promote reasonable densification while maintaining the characteristics of existing neighborhoods. Sections 6 and 9 of this Housing Element fully discuss the issues of fair share housing, UC Davis growth, and affordable housing provision for students with special needs.

This update to the Housing Element made technical edits to the 2001 General Plan Housing Element goals, policies, standards, and action. It recognizes emerging issues, which include:

- the housing market;
- scarce vacant developable residential land;
- scarce resources available to finance the development of affordable housing;
- the prospective increase of student enrollment at UC Davis; and
- projected statewide population increases.

1.3 CONSISTENCY WITH GENERAL PLAN

The process of developing the Housing Element of the General Plan Update was based on the General Plan Update approved in 2001. It is expected that implementation of all policies and actions will also be done in a manner consistent with the 2001 General Plan. Accordingly, it is important that the community visions and land use planning principles are noted as a preface to the Housing Element.

Visions

The visions in the 2001 General Plan are broad philosophical statements describing desired end states. They are intended to convey purpose and mission and are not necessarily attainable now or in the foreseeable future. The visions from the 2001 General Plan that this Housing Element Update was based upon include:

- Foster a safe, sustainable, healthy, diverse and stimulating environment for all in the community.

- Becomes a community where the impacts of traffic, noise, pollution, crime and litter are minimized.
- Maintain Davis as a cohesive, compact, university-oriented city surrounded by and containing farmland, greenbelts, natural habitats and natural resources.
- Reflect Davis' small town character in urban design that contributes to and enhances livability and social interaction.
- Encourage carefully-planned, sensitively-designed infill and new development to a scale in keeping with the existing city character.
- Celebrate and encourage a diverse cultural community.
- Identify and promote changes of those social structures, which limit equal access or participation on the basis of race, ethnicity, culture, age, education, religion, gender, sexual orientation, disability, or socio-economic background.
- Promote a clean, safe, healthy, livable and ecologically sound environment for today and the future.
- Pursue sustainability.
- Minimize impacts on Davis' land, water, air and biological resources and seek to enhance and restore Davis' environment, through such projects as wetlands and multi-functional drainage ponds.
- Preserve and create an array of distinct neighborhoods so that all residents can identify a neighborhood that is "home" for them.
- Promote in each neighborhood a diversity of housing options that will enable people with wide range of needs, economic levels, cultural identities and ages to live in Davis.
- Enhance neighborhoods by supporting schools, retail centers, parks and community facilities that can be the foci and gathering places for each neighborhood.
- Protect the viability of agriculture and prime agricultural land in and around Davis.
- Encourage agriculture practices that are not injurious to the city's environment or residents.
- Recognize and strengthen the positive synergistic partnership between the City and UC Davis.
- Recognize Davis' role within the broader region.

- Make decisions on City policy with an understanding of regional impacts.
- Maximize available resources through joint planning with other agencies and jurisdictions.
- Make Davis a regional leader in slow and well-managed growth, agricultural and environmental preservation, and cultural diversity.

Principles Used in Creating Land Use Map

The 2001 General Plan land use map portrays the ultimate uses of land in and around Davis. The land use map shows areas intended for urban development during the term of the General Plan, which is through 2010. The land use map was created to implement certain principles, which form the foundation for land use planning in Davis. See the 2001 General Plan for the land use map. Some of the land use principles used to develop this Housing Element include:

- Provide land use and zoning categories to generally reflect existing densities and to allow for a broad range of housing types, configurations and densities.
- Focus growth inward to accommodate population increases. Infill development is supported as an appropriate means of meeting some of the city's housing needs.
- Create and maintain housing patterns that promote energy conserving transportation methods.
- Accommodate new buildings with floor area ratios that can support transit use, especially within ¼ mile from commercial areas and transit stops, but maintain scale transition and retain enough older buildings to retain small-city character.
- All neighborhoods, both new and existing, should include a centrally located hub or activity node within walking distance of housing in the neighborhood, as illustrated in Figures 9 and 10. Transit stops, neighborhood commercial uses and activity centers should be in this hub. Hubs should be designed to support transit, pedestrian and bicycle travel, and to serve neighborhood needs.
- Create an open space buffer between urban and agricultural uses to maintain the integrity of the adjoining agricultural/natural areas, to serve as a transitional space between urban and rural lands, to provide a visual edge, and to be an aesthetic and recreational resource.
- To preserve existing agriculture and control growth, relocate the boundary of the General Plan Area farther to the west from the current County Road 97D (one mile west of Stonegate) to County Road 96 (2½ miles west of Stonegate). This is intended to increase Davis' area of planning concern farther into the possible growth area of the city of Dixon, not to expand the urban growth.

2. HOUSING ELEMENT ORGANIZATION AND PREPARATION

2.0 PLANNING AREA

The General Plan planning area consists of approximately 160 square miles. The incorporated area of the city is approximately 10 square miles. The Housing Element deals solely with the incorporated area. New development areas may be annexed to the city during the Housing Element five-year planning period. It is not expected that the developed unincorporated areas, such as El Macero and Binning Tract, will be annexed to the city during the life of this Housing Element.

2.1 HOUSING ELEMENT ORGANIZATION

This document is an update of the 1993 Housing Element. The 1993 Housing Element organization remains intact except for the recognition that the 2001 General Plan contains goals, policies, standards, and actions. The 1987 General Plan format contained goals, policies and implementing policies. The changes to the 1993 Housing Element document relate to policies, programs, and tables that are outdated, or require updating, or are added to reflect current conditions.

To a greater extent than any other part of the General Plan, state law mandates the contents of the Housing Element. The table below provides an index to state-required components of the Housing Element.

The structure of this Housing Element does not exactly parallel the order of the mandatory requirements listed in the State Code. For the City of Davis, it was felt that a more logical organization would begin with overall issues providing a context for discussion of housing in Davis. Following that are discussions of housing needs, housing resources, and then housing programs. At the end of the document is the required analysis of performance in meeting the goals established in the 1993 Housing Element. Section 65301(a) of the State Government Code allows a local jurisdiction Housing Element to be adopted in any format deemed appropriate or convenient by the local legislative body.

This Housing Element organizes the state-mandated material in four main sections. The inventory of housing resources is included in Section 3, Setting. Sections 4, 5, and 6 present information and analysis relating to housing need, land inventory and constraints to the production of housing. Sections 6 and 7 address the city's ability to meet its projected need. Section 8 discusses identified governmental constraints to provision of housing. Section 9 establishes action and implementing policies for housing, and identifies responsible agencies, quantified objectives and required city actions for achieving the housing program. Tables 1 and 2 below index the requirements to the Housing Element, and summarize the sections of the element. The purposes of the tables are to assist the reader to identify where requirements of the law are addressed.

TABLE 1 - INDEX TO REQUIRED HOUSING ELEMENT COMPONENTS		
Statutory Requirement Include	Section	Page
Assessment of Housing Needs and Resources (§65583):	3	15 - 20
▪ Analysis of population trends (Government Code §65583(a)(1))	4	15 - 36
▪ Analysis of employment trends (Government Code §65583(a)(1))	6	56- 87
▪ Quantification of existing and projected need for housing at all income levels	7	88 - 103
Analysis of household characteristics, housing characteristics and housing stock condition (Government Code §65583(a)(2))	4	15 - 36
Inventory of land suitable for residential development and an analysis of the relationship of zoning and public services and facilities to these sites (Government Code §65583(a)(3))	6 7	56 - 87 88 - 103
Analysis of potential and actual government constraints on housing (Government Code §65583(a)(4))	8	104 - 129
Analysis of potential and actual nongovernmental constraints on housing (Government Code §65583(a)(5))	8	104 - 129
Analysis of special housing needs (Government Code §65583(6))	6	56 - 87
Analysis of opportunities for energy conservation (Government Code §65583(a)(7))	5	37 - 55
Analysis of assisted housing developments that are eligible to change to non-low-income uses (Government Code §65583(a)(8))	6	56- 87
Statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing (Government Code §65583(b))	9	130 - 194
A program, which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element (Government Code §65583(c))	9	130 - 194

The table below contains the ten sections of this Housing Element.

TABLE 2 - Housing Element Sections and Description			
Section 1	Introduction	Section 6	Housing Need
Section 2	Housing Element Organization and Preparation	Section 7	Ability to Meet Projected Need
Section 3	Regional Context and Employment Trends	Section 8	Constraints on Housing Production
Section 4	Population and Housing Trends and Status	Section 9	Current Housing Programs
Section 5	Housing Cost and Affordability	Section 10 Appendix	Evaluation of Performance in Meeting Prior RHNP/Goals
Notes: See Table of Content for page numbers.			

2.2 PUBLIC PARTICIPATION AND PLAN CONSISTENCY

There is an on-going public participation to the drafting and completion of this Housing Element. The Affordable Housing Task force (AHTF) performs the initial public review and provides input and recommendations to the Planning Commission and City Council on this Housing Element. The AHTF holds public meetings on the Housing Element and other affordable housing issues that it addresses. Prior to submission of this Housing Element to HCD for certification, the Planning Commission and City Council have held several public meetings on this Housing Element. Upon certification by HCD, this Housing Element will go back to the Planning Commission and City Council for final review and adoption.

In September of 2001, the City Council established the Affordable Housing Task Force (AHTF) in response to the Planning Commission recommendation that a working group be established to consider affordable housing issues. The composition of the task force is a broad mix, including representatives from various commissions (Planning, Social Services, and Human Relations), for-profit and non-profit housing developers, student and senior representatives, and three public at-large representatives.

The AHTF held regular public meetings on the Housing Element update. The AHTF suggested several changes to the Housing Element. The Planning Commission was presented with the AHTF recommended changes in April and December of 2002. In public meetings, the Planning Commission reviewed and accepted the AHTF recommended changes with minor changes and few new recommendations, which were transmitted to the City Council. In December of 2002 and subsequent meetings in 2003, the City Council, at public meetings, reviewed the staff, the AHTF and the Planning Commission recommended changes to the Housing Element. The City Council made some changes and approved the update to the Housing Element and directed staff to make appropriate technical edits and submit the document to HCD for certification. Upon HCD certification, the Planning Commission and City Council will hold a public meeting to adopt the Housing Element. Also, if HCD certifies the Housing Element, the AHTF will be provided with a copy of the certified document prior to the Planning Commission final review and recommendation to City Council, and the City Council final action on the Housing Element.

Per State law requirements for involving citizens and other groups, the city conducted an extensive citizen input process leading up to the 2001 General Plan update. During the fall and winter of 1993, the city conducted seven community workshops and 31 "kitchen" conferences soliciting the community's vision for Davis' long term future. In April 1994, the Community Workshop Summary was released. The workshop summary contained the comments from over 700 members of the Davis community who provided comments from October 1993 to March 1994. Comments were also included from various elementary school classes, letters, comment cards from the City's FOCUS newsletter, responses to a newspaper flyer and the Internet.

In March 1994, the City Council appointed 215 people to be on 14 general plan committees to review and revise the 1987 general plan. The general plan committees were focused around the topics below. Although each committee was responsible for a particular topic area(s), they were also encouraged to address any and all general plan issues.

- Culture, Art and History
- Economic Development
- Growth Management and Neighborhood Preservation
- Housing Affordability, Diversity and Innovation
- Open Space
- Public Services, Safety and Infrastructure
- Urban Design/Community Design
- Cultural Diversity and Social Climate
- Environment, Energy and Conservation
- Human Services (originally called Health and Social Services)
- Mobility and Noise Issues of the Next Century
- Parks and Recreation
- Technology and Computers
- Youth and Education

From April 1994 to July 1995, the committees drafted visions, goals, policies and implementing measures for the 2001 General Plan. Their efforts resulted in a summary of Revised General Plan Committees Visions, Goals, Policies and Actions that was published in October of 1995. This document was reviewed by the committees from November 1995 to March 1996. From January to March of 1996, the committees reviewed the General Plan Update Workbook that was prepared to assist the committees in focusing their ideas on land use and policy issues. The committees' comments on the Revised General Plan Committees Visions, Goals, Policies and Actions and the Workbook were incorporated into the Administrative Draft General Plan, dated May 1996. From May 1996 to September 1996, the city staff liaisons reviewed and commented on the Administrative Draft General Plan. At the committees' request, the process was combined with several technical and background studies including the following housing-related studies:

- Infill Potential Study, 1996
- Housing Needs Assessment, 1996
- Jobs/Housing Balance Analysis, 1997

A "Public Review Draft" of the general plan, which incorporates both committees' and staffs' comments, was made available in November of 1996. The Planning Commission and City Council reviewed that draft in public meetings between December 1996 and March 1998. A "Final Draft" plan was published in June 1998.

The environmental impact report and fiscal study was conducted on the "Final Draft" plan. These analyses considered the four "equal weight" alternatives which included the buildout of the existing general plan, a "reduced buildout" scenario, and two "community expansion" scenarios. On June 6, 2000, the City Council certified the environmental impact report. From June to August 2000, the Planning Commission held public workshops, meetings and hearings regarding the General Plan Update. On August 2, 2000, the Commission recommended approval of the Plan subject to specific modifications. Between September 2000 and May 2001, the City Council held 18 public workshops, meetings and hearings regarding the General Plan Update.

On May 23, 2001, the Council adopted the General Plan subject to specific modifications. Public forums provided opportunities for public comment and debate on housing, land use, growth, circulation and all other issues in the General Plan Update. The process facilitated consideration of housing issues in the context of the other community concerns, and fostered the development of a Plan, which is both internally logical and consistent.

This update of the Housing Element of the 2001 General Plan takes into consideration the above processes.

SECTION 3 - REGIONAL HOUSING CONTEXT

3.0 REGIONAL HOUSING

The city's ability to meet its share of the regional housing need is addressed in Section 6. The city will meet and exceed its regional fair share allocation for this planning period. The State Department of Housing and Community Development (HCD) provides each regional Council of Governments (COGs) its share of the statewide housing need. In turn, all COGs, including the Sacramento Area Council of Government (SACOG), are required by State law to determine the portion allocated to each jurisdiction in the region. This allocation process is referred to as the Regional Housing Needs Plan (RHNP) by Sacramento Area Council of Governments. The plan allocates to cities and counties in the SACOG region their "fair share" of the regions' projected housing needs by household income groups over the five-year planning period of each jurisdiction's housing element. The region's current five-year planning period started July 1, 2002 and will end June 30, 2007. There was an Interim Planning Period, which covered January 1, 2000 through June 30, 2002.

The RHNP methodology takes into account growth in both households and jobs. In allocating the overall regional growth to individual jurisdictions, SACOG attempts to achieve a geographic balance in terms of jobs and housing growth and to avoid an over concentration of lower income housing. SACOG indicates that the following areas are considered in assigning regional housing needs:

- Market demand for housing,
- Type and tenure of housing,
- Employment opportunities,
- Commuting patterns,
- Suitable sites and public facilities,
- Loss of assisted multifamily units,
- Avoiding further concentration of lower income households, and
- Special housing needs.

3.1 JOB/HOUSING BALANCE

A balance in each community between the number of employed residents and jobs is believed to minimize total travel in a metropolitan area. However, other factors influence the in and out-commute of residents of any community. These factors include types of jobs, cost of housing,

and proximity to employment centers. The 2001 General Plan eliminated policies regarding job/housing balance, which were in the 1987 General Plan. The City Council made the decision to remove job/housing balance policies from the 2001 General Plan based on numerous studies and perspectives it considered during the General Plan update process. The decision recognized that other policies and efforts, while not explicitly referring to job/housing balance, are directed at maintaining a job/housing balance in the city.

The city believes that job/housing balance may not be a good indicator of potential transportation and air quality impacts when applied on a city-by-city basis. Davis exists in a regional employment and housing market area that cannot be accurately described by a simple ratio between the number of jobs produced in the city and the number of people living in it. Several factors contribute to the availability of housing and affect people's decisions about where to live and work, which include:

- Availability of housing at a range of costs commensurate with the profile and salaries of the jobs that are available
- Perceived quality of life afforded by the community
- Number of workers in the household
- Commute time and distance to other employers
- Tele-commuting opportunities, and
- Schools.

Davis is uniquely located in the Central Valley of California in relation to job/housing balance analysis. It is located 15 miles west of Sacramento. It is separated from surrounding cities in the Counties of Yolo and Solano by 10 to 15 miles. According to Census 2000, the mean travel time to work for Davis residents is 20.6 minutes. The 2000 U.S. Census data concerning “journey to work” for Davis residents is shown in Table 3 below. At this time, detailed data indicating the place of residence for local workers is not available.

In February of 2003 the City Council commissioned an Internal Housing Needs Projections 2000 to 2015 Study, which was conducted by Bay Area Economics (BAE). Table 3 below is from this study. The study analyzed whether the housing market conditions, (e.g., a scarcity of relatively affordable for-sale homes, extremely low rental vacancy rates) in Davis appear to discourage local workers from living near their place of work, and if so, to estimate the number of households that include people currently employed within Davis but live outside the city who might select housing within Davis if appropriate housing options were available. As the table below shows, the study found that there were 31,165 employed local residents, and 13,906 of them either worked at home or commuted less than 15 minutes. This represents 44.6 percent of the working Davis population. The study conservatively defined the number of local residents who work locally as those who commute less than 15 minutes to work. The table also contains journey to work data for residents of the Sacramento Region (Sacramento-Yolo CMSA) as a whole, indicating that a much smaller percentage, 29.8 percent, commute less than 15 minutes to work.

The BAE study estimated the number of jobs in the Davis area at 29,542 using SACOG employment projection data. This includes jobs at UC Davis. The number of Davis residents

who worked locally (13,906) was subtracted from 29,542. This provided the estimated workers that commuted 15 minutes or more. The result is approximately 15,600 jobs, or 52.9 percent of Davis area jobs. The study concludes that regionally 70.2 percent of workers commute 15 minutes or more. Thus, it appears that as a group, people who work in the Davis area are more likely to live within 15 minutes commute of their workplace than residents of the region who work elsewhere in the region. The study stated that this suggests that on a gross level, there is not a significant pent-up demand from existing Davis workers who live elsewhere for housing in Davis, as would be indicated if there were an excessive proportion of in-commuters. Table 3 below summarizes the Davis and Sacramento Region commute pattern.

TABLE 3 - 2000 Commute Times, Davis Residents

	Davis		Sacramento Region (a)	
	Number	Percentage	Number	Percentage
Total Employed Residents	31,165	100.0%	799,989	100.0%
Employed Residents Who Did Not Work at Home	29,958	96.1%	767,710	96.0%
Travel Time to Work				
Employed Residents Who Worked at Home	1,207	3.9%	32,279	4.0%
Less than 10 minutes	5,636	18.1%	94,668	11.8%
10 to 14 minutes	7,063	22.7%	111,401	13.9%
Sub-total, residents working locally	13,906	44.6%	238,348	29.8%
15 to 19 minutes	4,821	15.5%	122,312	15.3%
20 to 24 minutes	3,939	12.6%	123,642	15.5%
25 to 29 minutes	2,015	6.5%	52,019	6.5%
30 to 34 minutes	2,912	9.3%	113,986	14.2%
35 to 44 minutes	1,224	3.9%	47,593	5.9%
45 to 59 minutes	987	3.2%	50,823	6.4%
60 to 89 minutes	622	2.0%	29,212	3.7%
90 or more minutes	739	2.4%	22,054	2.8%
Sub-total, residents commuting	17,259	55.4%	561,641	70.2%
Mean travel time to work (minutes)	20.6		25.6	
Total In-Commuter Workers in Davis				
Number of Davis Residents Working Locally	13,906		47.1%	
Total In-Commuter Workers	15,636		52.9%	

Note:

- (a) Sacramento Region includes El Dorado, Placer, Sacramento, and Yolo Counties
- (b) Includes workers in the City of Davis and UCD employees
- (c) Working locally is defined as having a commute time of less than 15 minutes. According to the Census Journey to Work file, 4,493 people bike to work and another 1,440 walk. If any of these residents' commute times are greater than 15 minutes, the number of in-commuters is overstated.

Sources: Compiled by Bay Area Economics; 2000 Census

Conclusively, the study found people are free to choose where they live and work. This choice is usually based on a wide range of variables, including community character, cost of housing and transportation and family requirements. Therefore, job/housing balance is difficult to achieve through regulatory measures. There are simply too many variables affecting individual live/work decisions. Although, job/housing balance is an important goal, it is one that cannot be achieved to any significant degree through regulatory means in Davis. Establishing a reasonable balance between land designated for housing and job-producing sites is one of the tangible ways to address the issue. Davis has chosen this option.

3.2 EMPLOYMENT TRENDS

Evaluation of employment and labor force issues within the Davis area brings home the importance of the University of California as a local employer. The University employs 17,000 persons. The total employment of the next nine largest employers is fewer than 3,000 non-seasonal positions. In its Internal Housing Needs Projections 2000 to 2015 (February 19, 2003) report, Bay Area Economics (BAE) estimated that there were 29,542 jobs in the Davis area, which include UC Davis. Table 4 contains Davis area major employers with over 100 employees.

TABLE 4 - DAVIS AREA MAJOR EMPLOYERS (With Over 100 Employees)			
Employer	Product or Service	Employment (no seasonal)	Percent of Total
UC Davis* (no Med. Ctr.)	Education and Research	17,000	57.54%
DJUSD	Education	800	2.71%
City of Davis	Government	423	1.43%
Sutter Davis Hospital	Health Services	385	1.30%
Safeway	Groceries	260	0.88%
Nugget Market	Groceries	202	0.68%
PGE	Utilities	155	0.52%
USDA	Conservation/Agri. Research	220	0.74%
Davis Coop	Groceries	120	0.41%
Davis Ace Hardware	Hardware and Household Sales	110	0.37%
Z-World	Technology	105	0.35%
Sub-total for Employers with over 100 employees		19,780	66.95%
Davis Total Employees per BAE Report		29,542	100
Source: City of Davis Economic Development Division Last Revised in April 2002; BAE 2003 Internal Housing Needs Analysis			

University employment is anticipated to increase proportionally with the increase in student enrollment. Student enrollment at UC Davis will be on the increase during the planning period of this Housing Element and beyond. The draft UC Davis Long Range Development Plan (LRDP) released for public comments on May 5, 2003, indicates that for the School Year 2002-

03 through 2003-04, student population will be 26,850, and by 2015-16, 30,000. According to UC Davis representatives and the draft Long Range Development Plan, to teach and provide services for these additional students about 2,500 new faculty and staff will be added to the campus by 2015-2016 School Year. The draft UC Davis 2003-15 LRDP also states that the UC Davis enrollment is planned to increase to 32,000 in 2015-16. The draft LRDP indicates that the campus population growth will result in approximately 5,130 new students and 4,000 new faculty and staff over 2001-02 levels in 2015-16. It also states that this increase does not include potential population growth that may result from the 38-acre planned Research Park at UC Davis. It is anticipated that this 38-acre Research Park will accommodate about 480,000 square feet of building space with capacity for up to 1,400 non-university employees. Construction of the first project phase of the Research Park is expected to begin in Summer of 2004 and completed in Summer of 2005. The construction on the remaining portions of the Research Park are anticipated to begin in 2005 and potentially completed in 2015.

The BAE February 2003 report indicates that about 4,688 additional faculty and staff could be added due to the UC Davis enrollment increases. The BAE report does not state whether this figure includes the planned 38-acre Research Park at UC Davis. Staff has no explanation for the difference between the projected employment numbers in the BAE report as compared to the UC Davis LRDP. However, it is known that the University has committed to exploring opportunities for encouraging university employees to live in Davis. UC Davis is evaluating opportunities to construct a new neighborhood. This would provide additional housing opportunities on campus land for faculty, staff, and students. The draft LRDP indicates that in 2001-02 the campus Student Housing accommodated approximately 5,800 students, or 23 percent of the student population. The draft LRDP indicates that total on-campus student housing planned will accommodate approximate 36 percent of student population through 2015-16. It also contains designated land for development of approximately 500 faculty/staff housing units.

Potential development of vacant commercial and/or industrial sites in Davis will provide opportunities for additional employment in the area. At this time, the city cannot determine to what extent new developments will result in new employment, as opposed to relocation of existing employment centers or housing growth, which has already been projected.

Appendix D of the BAE February 2003 report (not included to this document) shows that the city's 2010 projected total cumulative new employees for office / business park will be 1,152.

3.3 INCOMES AND HOUSEHOLD AFFORDABILITY

Evaluating the match between jobs and housing is especially difficult because of variations in household composition. Table 5 below shows incomes and housing affordability levels for selected employee positions in the Davis area. A household affordability standard of 30 percent of the gross monthly income is used to calculate typical monthly housing cost for each position. On this basis, a typical teacher can afford to pay \$1,020 per month and an Associate Planner can afford to pay \$1,280 for housing monthly. An Associate Professor can afford to pay \$1,650 towards rent or mortgage.

However, the above income explanation is incomplete. This is because of the varying composition of households. Table 5 is not intended to show that the households of these employees cannot afford to pay more than the amounts shown for rent or mortgage. Many people are living with someone who is also employed or has another source of income. For instance, a teacher living with a firefighter would have a combined household monthly income of \$6,694. Thus, they could afford a monthly housing cost of \$2,008 (using 30 percent of gross monthly income as a factor). Other factors that influence how much a person pays for rent or mortgage include individual preferences and circumstances, household situations, other available sources of income (such as trust fund), and the nature of mortgage or rent contract.

TABLE 5 - Selected Employee Salaries and Affordable Housing Costs			
Position	Monthly Salary	Annual Salary	Maximum Monthly Housing Cost
UC Davis			
Accounting Manager/Assistant III	\$3,095	\$37,140	\$929
Administrative Assistant I	\$2,806	\$33,672	\$842
Associate Professor	\$5,500	\$66,000	\$1,650
Groundskeeper	\$2,292	\$27,504	\$688
Davis Joint Unified School District			
Teacher	\$3,400	\$40,800	\$1,020
City of Davis			
Associate Planner	\$4,265	\$51,180	\$1,280
Firefighter II	\$3,294	\$39,528	\$988
Park Maintenance Worker I	\$2,656	\$31,872	\$797
Senior Office Assistant	\$2,651	\$31,812	\$795
Others			
Checker, Safeway	\$2,720	\$32,640	\$816
Checker, Nugget	\$2,500	\$30,000	\$750
Customer Service Representative, PG&E	\$3,014	\$36,168	\$904
Note: Monthly salary costs consist of salary only, NOT benefits. Salaries are midpoint of salary ranges.			
Source: City of Davis, Planning and Building Department			

Section 5 of this document further discusses housing affordability. The level of housing affordability for a household depends on numerous factors. Some of the factors include whether the combined household income is within a certain income range, the total financial circumstances of the household, the household's interests regarding renting versus ownership, housing size, and the preferred location for residence. For instance, a household that has significant debt-ratio, such as outstanding student loan, on-going medical bills, extended dependents, and other financial burdens may not necessarily be able to afford to live within the presumed affordable units based on the household income.

4. SETTING: POPULATION AND HOUSING STOCK

4.0 POPULATION AND HOUSING TRENDS

The 2000 Census provides some detailed demographic characteristics of Davis. The tables in this section are used to summarize these characteristics. Historically the Davis population predominantly consisted of the white race. However, the city's minority population nearly doubled between 1970 and 1980. In 1970, about 2,300 (9.8%) of the city's residents belonged to the minority group. In 1980 the minority group figure was 4,580 (12.5%). In 1990 the minority group population was 23.9%. In 2000 it was approximately 34.1% under the two or more races' data. The Census Bureau changed the enumeration of races in 2000. This change in the way races are counted significantly altered the ability to effectively evaluate racial trends. However, under the one race data provided in Table 6 below, whites are 70.1% of the total population. Those who identified themselves as whites alone were 65.9% of the total population in 2000.

TABLE 6				
2000 CENSUS ETHNIC PERCENTAGE BREAKDOWN FOR CITY OF DAVIS				
RACE	All ages		18 years and over	
	Number	Percent	Number	Percent
Total population	60,308	100.0	49,072	100.0
One race	57,372	95.1	47,119	96.0
White	42,256	70.1	34,029	69.3
Black or African American	1,417	2.3	1,089	2.2
American Indian and Alaska Native	407	0.7	316	0.6
Asian	10,576	17.5	9,587	19.5
Native Hawaiian and Other Pacific Islander	144	0.2	112	0.2
Some other race	2,572	4.3	1,986	4.0
Two or more races	2,936	4.9	1,953	4.0
HISPANIC OR LATINO AND RACE				
Total population	60,308	100.0	49,072	100.0
Hispanic or Latino (of any race)	5,793	9.6	4,231	8.6
Not Hispanic or Latino	54,515	90.4	44,841	91.4
One race	52,177	86.5	43,260	88.2
White	39,714	65.9	32,213	65.6
Black or African American	1,354	2.2	1,052	2.1
American Indian and Alaska Native	274	0.5	212	0.4
Asian	10,514	17.4	9,536	19.4
Native Hawaiian and Other Pacific Islander	134	0.2	106	0.2
Some other race	187	0.3	141	0.3
Two or more races	2,338	3.9	1,581	3.2
Source: U.S. Census Bureau, 2000 Census				

There have been steady increases in the ethnic mix of the city in the past 30 years. However, no drastic changes that would tend to significantly alter the distribution of the population have taken place in Davis since the past 30 years. Both Davis' population and enrollment at the University have increased over the years. However, the basic make-up of 1) Davis population, 2) University employees, 3) service employees and 4) Davis residents who commute to jobs in Sacramento, or other surrounding areas has remained fairly the same.

The analysis of population in this Housing Element focuses on the area within the City of Davis. It is noteworthy that the demographics data provided exclude the unincorporated areas surrounding the city. This is because the Census data, being the primary source of data available, are based on the incorporated city limits. Other than on the UC Davis campus, those areas outside the city limits that are in the planning area are mostly undeveloped, except for pockets of residential development, including Cactus Corners and El Macero.

It is not anticipated that drastic growth will occur during this Housing Element planning period to significantly alter the characteristics of the city. Potential changes in the area that might influence the population characteristics of the city include UC Davis student enrollment increase, and likely new residential developments, such as Covell Village and the proposed UC Davis Neighborhood Master Plan (NMP). The NMP presents the detailed site plan and design guidelines that will be used to create a new student, faculty and staff neighborhood at UC Davis. The extent to which these potential developments might affect the city's population is unknown at this time. It is not anticipated that major businesses would be locating in the city to generate significant job opportunities that may result in a substantive change to the city's population during this five-year planning period.

4.1 POPULATION AND HOUSEHOLD CHARACTERISTICS

The majority of the tables in this section are from Census 2000 data. Some of the city's chief population and housing characteristics include:

- The city's population is relatively young. The 2000 Census reveals that the median age was 25.2. This is largely attributable to the large proportion of UC Davis students in the population. The 2000 Census shows that almost half the residents were under 24; approximately a third were between ages 15 and 24. Also, it shows that about 35.14% (i.e., 21,196 of the 60,308) of the population are enrolled in college or graduate school.
- The city has a well-educated population. Approximately 37.24% of the total population (i.e., 22,461 of 60,308) have an associate, bachelor, graduate or professional degree.
- Incomes are high, especially for families. According to 2000 Census, the Davis per capita income, median family and household incomes are relatively higher than Yolo County (See Section 4.2 below for income data).
- The housing stock is fairly new. As of December 2002, about 41% of the city's housing stock was constructed in the past 20 years, and 72% of the units in the past 30 years.

The California State Department of Finance (DOF) estimated Davis population as of January 1, 2002 at 63,324. The 2003 population projection has not been released at the time of this document. The 2000 Census Davis Urbanized Area population was 66,022, while the Davis City population was 60,308. In 2000 the population of the Davis Urbanized Area was 5,714, which consists of UC Davis, El Macero, Old Willowbank, Cactus Corner, Binning Tract, and North Davis Meadows.

Table 7 below compares Davis 1990 and 2000 household characteristics. There are no significant changes since 1990. However, the minor changes in the household characteristics include the reduced percentage of renters, from 61.8 to 55.4 percent.

TABLE 7 HOUSEHOLD CHARACTERISTICS				
Group	1990	Percent	2000	Percent
Total Households	16,891	100.0	22,948	100.0
Owners	6,444	38.2	10,235	44.6
Renters	10,447	61.8	12,713	55.4
Families			11,291	49.2
Householder				
White	13,797	81.7	17,034	74.2
Black	526	3.1	502	2.2
Amer. Indian	121	0.7	141	0.6
Asian	1,972	11.7	3,601	15.7
Other	475	2.8	850	3.8
2 or more races			820	3.6
Hispanic (any race)	1,035	6.1	1,756	7.7
Elderly householder	1,817	10.8	2,552	11.1
Owner	N/A	N/A	1,901	74.5
Renter	N/A	N/A	651	25.5
Married couple	N/A	N/A	1,118	43.8
Other family	N/A	N/A	176	6.9
Living alone	N/A	N/A	1,184	46.4
Not alone, not family	N/A	N/A	74	2.9
Households of 5 or more persons	1,145	6.8	1,785	5.0
Family	N/A	N/A	1,287	72.1
Nonfamily	N/A	N/A	498	27.9
Owner	N/A	N/A	865	48.5
Renter	N/A	N/A	920	51.5
Single householder with children	N/A	N/A	1,588	6.9
Male householder	N/A	N/A	323	20.3
Female householder	868	5.1	1,265	79.7
Sources: 1990 Census, 2000 Census Data				

Population and Age Distribution

Table 8 below summarizes the city's 2000 age distribution. The table shows that a significant proportion of the city population is young. The age range 15 to 24 in 2000 was 34.2. This is slightly less than the 34.8% in 1990 for the same age range.

TABLE 8		
DAVIS CENSUS 2000 POPULATION AND AGE DISTRIBUTION		
Subject	Number	Percent
Total Population	60,308	100.0
Median age (years)	25.2	Not Applicable (N/A)
Under 5 years	2,772	4.6
5 to 9 years	3,195	5.3
10 to 14 years	3,306	5.5
15 to 19 years	6,911	11.5
20 to 24 years	13,698	22.7
25 to 34 years	9,015	14.9
35 to 44 years	7,348	12.2
45 to 54 years	6,807	11.3
55 to 59 years	1,939	3.2
60 to 64 years	1,313	2.2
65 to 74 years	1,976	3.3
75 to 84 years	1,511	2.5
85 years and over	517	0.9
<u>Source:</u> U. S. Census Bureau, Census 2000 from Table DP-1		

Enrollment in School

Table 9 below shows that a little over 50% of the total population in 2000 was enrolled in school. Approximately 30,572 of this population was enrolled in college or graduate school. The college or graduate school students may be enrolled at the University of California, the community colleges, or elsewhere.

TABLE 9		
DAVIS 2000 POPULATION 3 YEARS AND OVER ENROLLED IN SCHOOL		
Subject	Number	Percent
Total Population	60,308	100.0
School Enrollment	30,572	100.0
Nursery School, Preschool	937	3.1
Kindergarten	678	2.2
Elementary School (Grades 1-8)	5,217	17.1
High School (Grades 9-12)	2,544	8.3
College or Graduate School	21,196	69.3
<u>Source:</u> Census 2000 Summary File 3, DP-2		

Poverty Status in 1999

In 1989 there were 604 families in poverty according to the 1990 Census. The 2000 Census revealed that there were 609 families in poverty in 1999. This was an increase of five families. In 1990, 7.9 percent of the total families lived in poverty as compared to the 5.4 percent in 2000. There was a decrease in the total poverty level in the city since the 1990 Census. The 2000 Census shows that there are 335 families with female householder and no husband present and 14,101 individuals that are below poverty level. The overwhelming majority of persons in poverty are non-elderly adults in nonfamily households. Table 10 summarizes the poverty level in 1999.

TABLE 10
POVERTY STATUS IN 1999 (BELOW POVERTY LEVEL)

Subject	Number		Percent below poverty level
	All income levels	Below poverty level	
Families	11,345	609	5.4
With related children under 18 years	6,415	441	6.9
With related children under 5 years.	2,260	170	7.5
Families with female householder, no husband present	1,764	335	19.0
With related children under 18 years	1,220	335	21.5
With related children under 5 years	197	64	32.5
All individuals for whom poverty status is determined	57,568	14,101	24.5
Under 18 years	11,098	813	7.3
65 years and over	3,660	102	2.8
Unrelated individuals for whom poverty status is determined	23,292	12,321	52.9
All individuals below:			
50 percent of poverty level	9,443		
125 percent of poverty level	16,133		
130 percent of poverty level	16,515		

Source: 2000 Census SF 4

Household and Family Income

In 2000 and 1990, Davis' per capita, median household and median family income figures were higher than those of Yolo County as a whole. However, the Davis median household income figure was 8.6 percent lower than the Sacramento-Yolo CMSA in 2000.

As is the case with many Davis statistics, students play a significant role. The personal and household incomes of students are often low. The Davis incomes in 1990 and 2000 are relatively higher than the incomes of the surrounding communities, the presence of students notwithstanding. Table 11 compares the per capital, median household and median family incomes of Davis, Yolo County, and Sacramento-Yolo CMSA.

TABLE 11 PER CAPITAL, MEDIAN HOUSEHOLD AND MEDIAN FAMILY INCOME COMPARED					
	Davis, 1990	Yolo, 1990	Davis, 2000	Yolo, 2000	Sacramento-Yolo CMSA, 2000
Per Capita Income	\$15,269	\$13,861	\$22,937	\$19,365	\$22,302
Median Household Income	\$29,044	\$28,866	\$42,454	\$40,769	\$46,106
Median Family Income	\$47,262	\$36,866	\$74,051	\$51,623	\$53,795
Source: 1990 Census STF3, 2000 Census SF3 - compiled by SACOG					

Table 12 below shows per capita incomes for the Sacramento region by counties and cities in 2000. This table shows that Davis had the fourth highest per capita income among cities in the region.

TABLE 12 CENSUS 2000 SACRAMENTO REGION PER CAPITA INCOMES			
Counties		Per capita income in 1999	
El Dorado County		\$25,560	
Placer County		\$27,963	
Sacramento County		\$21,142	
Sutter County		\$17,428	
Yolo County		\$19,365	
Yuba County		\$14,124	
Cities	Per capita income in 1999	Cities	Per capita income in 1999
Davis	\$22,937	Rocklin	\$26,910
Folsom	\$30,210	Roseville	\$27,021
Galt	\$16,620	Sacramento	\$18,721
Isleton	\$19,767	Wheatland	\$14,889
Lincoln	\$19,447	Winters	\$17,133
Live Oak	\$9,571	Woodland	\$18,042
Marysville	\$15,315	Yuba City	\$15,928
Source: Census 2000 Summary File 3 - compiled by SACOG			

Housing Preferences

A strong market exists in Davis for both ownership and rental housing. The UC Davis campus is largely a non-commuter campus, with about 95 percent of the student body living within the Davis urban area. Characterized by smaller households, greater transiency, and lower incomes than the non-student population, student households create a strong demand for rental housing.

In addition to single-family and multi-family housing units, there are group-living quarters in the city. Group quarters or group living situations include fraternities, sororities, and institutions such as retirement homes, nursing homes, hospitals, group homes and halfway houses. These types of housing exist in varying forms in the city. The population of group quarters in 2000 was 2,970. The State of California Department of Finance January 1, 2002 estimated the group quarters population in Davis at 3,091.

Several factors influence housing preference. A common factor is income level. Income level directly impacts one's ability to afford certain types of housing. Other factors include individual circumstances. For instance, it is normal for students to share a unit, while it may be difficult for families to share a unit.

4.2 HOUSING CHARACTERISTICS

Davis is unusual because of the mix of housing types found in many neighborhoods, and within relatively small areas. Housing type mix has been promoted by many factors including limited land supply, the previous Allocation System rating criteria, and city affordability requirements. The existing mix of units results in a mix of residents - owners and renters, students and non-students, seniors and households with and without children living in close proximity.

General Plan and Housing Element policies have included the objective of achieving a mix of housing types and prices/rents in each planning area and neighborhood. To some extent, this mix integrates neighborhoods economically; it works against creating neighborhoods characterized by lower property values or poor maintenance, and also impedes development of upper-income neighborhoods.

Most Davis neighborhoods have a mix of housing types. Tight land supply and limited allocations also minimize the incentive for the creation of larger lots. However, previous and existing city policies and the fact that a developer can make more money per acre at higher density have led to a mix of small to large lots. Other city policies, such as impact fees, the relatively low maximum densities and the Phased Allocation Plan, have the opposite effect: they tend to increase unit size and housing cost for both single-family and multi-family developments. Some recent subdivisions now built out or near built-out, such as the North Davis Farms, Wildhorse, Oakshade, Mace Ranch, and El Macero Estate 2, contain a mix of small to large lots.

In the early 1990s, large areas of new residential developable land in which there were few or no housing units characterized Davis. Today, these large areas of residential developable land are nearly built-out and occupied.

Housing Type and Density

In the 1987 General Plan, the city had a policy of 60:40 ratio of single-family to multi-family units. This requirement was credited as one of the factors resulting in a long-term pattern of a strong apartment component of construction activity in Davis. The 2001 General Plan does not include the 60:40 ratio. The city analyzed it as part of the 2001 General Plan update job/housing balance, which was part of the 60:40 ratio policy. The city decided that it does not serve the goals of the city to include this 60:40 policy in the update. However, Table 13 below shows that the city is not significantly off the target of 60:40. Table 13 shows that in 2000 approximately 56% of the total housing units were single-family, while about 44% were multi-family units.

**TABLE 13
EXISTING HOUSING UNITS PER 2000 CENSUS**

	Number	Percent
Total Housing Units	23,611	100.0
Single-family	13,307	56.36
Multifamily	10,304	43.64

Notes:

1. Single-family refers to one-unit attached and detached, mobile home, boat, RV, vans, and etc. 377 mobiles and 8 boat, RV, van and etc in the Census 200 SF3 table were added to 10,575 and 2,347 detached and attached one-unit figures to get 13,307
2. Multifamily refers to 2 units, 3 or 4 units, 5 to 9 units, 10-19 units and 20 or more units in the Census 2000 SF3 table.

Source: Census 2000 SF3 as compiled by SACOG

Table 14 below summarizes housing units in 2000 by tenure; whether they are owner-occupied or rented. Ownership housing may include single-family units, condominiums, or mobile homes. Rental housing includes rented single-family houses and duplexes as well as apartments. The table shows that the percent of the total-housing units' vacancy in 2000 was 2.8.

**TABLE 14
SUMMARY OF HOUSING UNITS BY OCCUPANCY**

	Number in 2000	Percent in 2000
Total housing units	23,617	100.0
Occupied housing units	22,948	97.2
Vacant housing units	669	2.8
Owner-occupied	10,235	44.6
Renter-occupied	12,713	55.4
Homeowner vacancy rate (percent)	-	0.8
Rental vacancy rate (percent)	-	2.7
Average household size of owner-occupied units	2.64	-
Average household size of renter-occupied units	2.39	-

Source: Census 2000

Table 15 below contains residential building permit activities relative to the proportions of multi-family and single-family units. It shows that there have been fluctuations over the years in the proportion of single-family and multi-family units built. Similar to the ratio of single family to multi-family in the 2000 Census, single-family and multi-family building permit activities are 55.9% to 44.1%, respectively.

TABLE 15			
RESIDENTIAL BUILDING PERMIT ACTIVITY IN DAVIS, 1980 TO 2002			
Calendar Year	Single-family	Multifamily	Total
1980	230	128	358
1981	140	214	354
1982	120	3	123
1983	191	267	458
1984	153	356	509
1985	133	386	519
1986	156	272	428
1987	260	574	834
1988	96	51	147
1989	183	0	183
1990	387	360	747
1991	277	320	597
1992	231	220	451
1993	414	44	458
1994	279	78	357
1995	220	3	223
1996	283	98	381
1997	442	0	442
1998	524	475	999
1999	509	417	926
2000	397	173	570
2001	185	144	329
Total	5,810	4,583	10,393
Notes:			
1. Single-family includes attached, detached and duplex units.			
2. Multi-family includes 3-unit, 4-unit, 5 or more units plus group quarters, such as Pacifico Coop that has 28 beds counted at 3 beds to the unit, for a total of 9 units.			
Source: City of Davis Planning and Building Department			

Table 16 below contains occupancy per room data from the 2000 Census. Section 6 of this Housing Element contains discussion of overcrowding. This table is to show occupancy characteristics of the city in 2000. It also contains overcrowding percentages for owners and renters in 2000.

TABLE 16 OCCUPANCY PER ROOM - 2000 OVERCROWDING				
Number of persons per room	Number of Units		Total	Percent
	Owner	Rental		
1.00 person or less	10,022	11,655	21,677	94.5%
1.01 to 1.50 occupants per room	99	538	637	2.8%
1.51 or more occupants per room	78	535	613	2.7%
Total:	10,199	12,728	22,927	100.0%
Total Overcrowded:	177	1,073	1,250	
Percent Overcrowded:	1.7%	8.4%	5.5%	
Source: Census 2000 SF3; Compiled by SACOG				

Table 17 below summarizes the 2000 Census data for housing occupancy for Davis. It shows that in 2000, there were a total of 23,611 housing units, and that 22,927 of the housing units were occupied. It also shows that 9,184 housing units are owner-occupied, while 12,717 housing units were rental units.

TABLE 17 - DAVIS HOUSING OCCUPANCY IN 2000		
Owners	Number	Percent (%)
Total Owners:	9,184	100%
Housing units with a mortgage:	7,637	NA
Less than 10 percent to 29 percent	5,545	60%
30 to 34 percent	681	7%
35 to 39 percent	370	4%
40 to 49 percent	364	4%
50 percent or more	625	7%
Not computed	52	1%
Housing units without a mortgage:	1,547	NA
Less than 10 percent to 29 percent	1,453	16%
30 to 34 percent	20	0%
35 to 39 percent	32	0%
40 to 49 percent	17	0%
50 percent or more	9	0%
Not computed	16	0%
Renters		
Total Rental units:	12,717	100.00%
Less than 10 percent to 29 percent	4534	36%
30 to 34 percent	720	6%
35 to 39 percent	721	6%
40 to 49 percent	1,179	9%
50 percent or more	4,851	38%
Not computed	712	6%
Source: Census 2000 SF3; Compiled by SACOG		

4.3 HOUSING STOCK CONDITION AND NEED FOR REHABILITATION

The housing stock in Davis is relatively new. Consequently, the Davis housing stock is generally in good shape. The city's ongoing Resale/Retrofit program, which requires that housing units be inspected upon resale and brought up to building code standards, has also worked to keep the existing housing stock in good condition. The Resale/Retrofit program requires all single-family houses, duplexes and apartment complexes to be inspected by the city prior to resale, and improved to building code, zoning ordinance, and special retrofit energy conservation standards. An average of 545 units was inspected from 1985 through 2002. It should be noted that in the last five years, an average of 765 units qualified and were logged for resale inspections. An average of 627 units was deemed to be qualified for resale inspection during the same period. The remaining logged units were exempted as they had been inspected within the last five years.

The number of annual inspections for energy retrofit has decreased since the mid-1980s. This is because all homes built since 1975, and all homes retrofitted since 1983, were required by the Uniform Building Code to meet state mandated energy conservation standards and are not required to be retrofitted. The resale program has served as a conduit to addressing any unit not brought to code since the 1980s. Most homeowners in Davis voluntarily seek ways to improve their energy consumption. It is not believed that there are many homes left that do not comply with the minimum energy standards of the state.

Also, it is believed that the higher cost of housing in the Davis area encourages homeowners to maintain their units in good condition. In addition, the city's code enforcement program is believed to contribute to the maintenance of homes in good condition. While the city's code enforcement program is on a complaint basis, residents are quick to report potential code violations that appear to affect their property values.

The city has no figures on how many units were found in need of rehabilitation and were consequently rehabilitated. The Chief Building Official has stated that the city is unaware of any housing units that are so badly deteriorated as to require replacement.

Table 18 below shows the ages of the housing built in Davis. It shows that 41% of the total housing units were built in the last 20 years, and 72 percent of the total units in the last 30 years. It should be noted that the cut off date for the 2000 Census data was March 2000. The current estimate for the total housing units in the city by DOF as of January 1, 2002, was 24,717. This is an additional 1,106 new units since the Census 2000 data was gathered and released. Effectively this increases the percentage of new units in the city.

It is appropriate to conclude that varying circumstances and factors have contributed to the good condition of the Davis housing stock. It is not anticipated that there will be any changes to the factors and circumstances during this Housing Element planning period.

TABLE 18
DAVIS HOUSING STOCK, AGE OF HOUSING UNITS IN 2000

	Number of Units	Percent of Units
Total Units:	23,611	100%
Age of Unit		
1	1,205	5%
2 to 5	2,027	9%
6 to 10	2,611	11%
11 to 20	3,698	16%
21-30	7,271	31%
31-40	4,021	17%
41-50	1,639	7%
51-60	551	2%
61 or older	588	2%
Year Structure was Built		
1999 to March 2000	1,205	5.1%
1995 to 1998	2,027	8.6%
1990 to 1994	2,611	11.1%
1980 to 1989	3,698	15.7%
1970 to 1979	7,271	30.8%
1960 to 1969	4,021	17.0%
1940 to 1959	2,190	9.3%
1939 or earlier	588	2.5%
Source: Census 2000 SF1 & SF3; compiled by SACOG		

4.4 HOUSING RESOURCES

Housing Units to be Provided

The city has adequate sites to meet and exceed its fair share allocation as determined by SACOG. Section 6.2 of this Housing Element contains a full discussion on city's ability to meet and exceed its fair share allocation. The tables also show that when very-low and low-income household units are combined, the city has the ability to provide more units than allocated by SACOG. The very-low income and low-income households are the most impacted statewide. Provision of housing to these two groups is often difficult for local agencies due to many factors, which include land costs, construction costs, market conditions, and neighborhood opposition.

Table 19 below contains the city's fair share allocation by income levels and percentages. It also contains built units from the Interim Planning period, January 1, 2000 to February 14, 2002 and the remaining units to be built during the Planning Period, 2002 through 2007. The table shows that the city has built approximately 68.91 percent of the housing units allocated for the planning period. The city has capacity to provide 14.62 percent of the units to very-low income households as compared to the allocated 4 percent. Additionally, the table shows that the city

has capacity to provide 28.59 percent of its housing units to the combined very-low and low-income households during the planning period as compared to 23.6 percent of its fair share allocation.

TABLE 19						
BUILT HOUSING UNITS AS OF JANUARY 1, 2000 TO JUNE, 2002 & AVAILABLE HOUSING UNITS TO BE BUILT FROM FEBRUARY 15, 2002 TO JUNE 30, 2007 BY INCOME-LEVELS						
	Fair Share # & %		Built & %		Available Vacant Zoned Land & %	
	2002-2007	Percent	1/1/2000-2/14/2002	Percent of Fair Share	2/15/2002 - 6/30/2007	Percent of Fair Share
Very-low Income	79	4.03%	212	10.81%	75	3.82%
Low-income	384	19.57%	64	3.26%	210	10.70%
Moderate-income	621	31.65%	423	21.56%	3.6	15.60%
Above-Moderate	878	44.75%	653	33.28%	382	19.47%
Total	1,962	100.00%	1,352	68.91%	973	49.59%
Total Ability					2,325	118.50%
Notes:						
1. Data on built units was based on the Interim Planning Period of January 1, 2000 and ended on February 14, 2002.						
2. Some of the units identified as being under construction are either completed or are about to be completed at the time this document is being reviewed for certification.						
Source: City of Davis Planning and Building Department						

The city's supply of land designated for residential development is sufficient to meet the five-year need for housing. There is no guarantee that the units will all be built during the planning period. Market factors, the state of the economy, and financing availability all affect whether or not the units will be built. Also, development of housing for very-low and low-income households requires significant financial subsidies, which often need assistance from external sources. Nonetheless, it is believed that more than the housing units allocated to the city by SACOG will be built during this planning period, including housing for impacted income-levels. Noteworthy is that the majority of the units required to meet city's fair share allocation is either constructed, or under construction, or in building permit plan check.

Resources Available for Providing Housing

Similar to other cities in California, most housing is created by development corporations and individuals on privately owned land. The city facilitates this development by providing General Plan and zoning designations allowing urban development, as well as processing subdivision maps and other necessary land-use approvals. Analysis of constraints to development of housing is found in Sections 8.1 (Governmental Constraints) and 8.2 (Nongovernmental constraints) of

this document. Thus far, most of the city's affordable housing efforts have been focused on creation of affordable units through new construction. The city's existing housing stock, which is typically less expensive to sell or rent than new construction, is another source of relatively affordable housing.

The City Council has embarked on an analysis of Internal Housing Needs through the year 2015. While this is beyond the current planning period, the city is in the process of planning for future housing development. Resolution No. 03-48 was passed by the City Council on April 2, 2003, which directs staff to implement an annual city growth parameter, prepare amendments to the General Plan and Phased Allocation Ordinance, and prepare a joint housing strategy with UC Davis. The potential benefits of this process is the potential for opportunity to provide more housing units that would further increase the number of units built beyond the allocated number for this planning period.

Resources Available for Affordable Housing

The city has access to a number of resources for creation, enhancement, or preservation of affordable housing. Financial resources for the development of affordable housing, such as Community Development Block Grants, the Redevelopment Agency Low and Moderate Income Housing Trust Fund, and the Housing Trust Fund, are discussed in Section 6.4, Conversion of Assisted Housing Developments.

The city's prime non-financial resource for creation of affordable housing is its Affordable Housing Ordinance. Enacted in 1990 to implement Policies 9.1D and 9.1E of the 1987 General Plan Housing Element, this ordinance requires an affordable housing contribution in new residential developments. The updated 2001 General Plan Policy HOUSING 4.1 Standards "a" and "b" contain current affordable housing requirements. Standard requirements are established for both ownership (for-sale) and rental developments.

This Affordable Housing Ordinance based on the 1987 General Plan is under review for update. The Affordable Housing Ordinance is under review due to this Housing Element update, the 2001 General Plan and some real and perceived difficulties associated with the program. Some features of the existing ordinance include encouraging developers to propose Project Individualized Affordable Housing Plans. This plan may provide a more innovative approach to affordable housing, or allow the affordable housing to be tailored to the needs of an individual development, or changes in needs perceived by the city.

For most developments, the General Plan policy to be updated in the ordinance requires affordable units totaling 25% of developments to be affordable ownership (for-sale) units, 25% of developments containing between 5 and 19 units to be affordable rental units, and 35% of developments containing 20 or more to be affordable rental units. Given the 25% density bonus that is allowed actual anticipated affordable units could comprise 20% of for-sale developments and 28% of rental developments. The characteristics of the Affordable Housing Ordinance include the following summarized topics:

Payment of in-lieu fees

The current ordinance allows property developers to pay in lieu fees when the development is smaller than ten acres, and other hardship findings are made. Although payment of fees (currently \$23,737 per affordable unit) provides funds to be used for developing affordable housing elsewhere, it does not provide affordable units as a percentage of the particular development. In addition, the current fee is generally not sufficient to create an affordable unit without another source of subsidy.

Density bonuses

Consistent with the General Plan and State law, developers who provide affordable units are entitled to a 1:1 density bonus (or 25% density bonus) units required under the Affordable Housing Ordinance. The density bonus units do not have affordability requirements. The density bonus credit may be earned for land dedication and applied to other housing developments.

Difficulty of building on dedicated land

All dedicated land is expected to be developed at multi-family densities. Land dedicated through the current Affordable Housing Ordinance is credited at 15 units/acre (for for-sale developments) and 20 units/acre (for rental developments). However, the ordinance may be amended to reflect 2001 General Plan densities, 14 to 25 units per gross acre. Recent infill project densities were based on the 2001 General Plan high density standard. The recent approved infill projects using the 2001 General Plan density were Cantrill and Youmans. No development proposals have been presented for the affordable housing sites contained within these developments.

Despite occasional difficulties in program implementation, the city's Affordable Housing Ordinance remains its strongest tool in the creation of housing affordable for low, very-low and moderate-income households. However, as stated earlier in this document, the city's Affordable Housing Ordinance is under review for revision due to this Update, the 2001 General Plan and some identified difficulties associated with the program.

Funding or lack thereof is one of the difficulties for development of affordable units on dedicated or donated land. Due to limited city, state and federal funding sources, it takes a considerable time to develop dedicated affordable land with affordable units. As part of the Project Individualized Plan of certain projects, developers make donations of affordable housing land to entities that would provided identified needed affordable housing to certain impacted groups, such as seniors. The donated land, similar to dedicated affordable housing land, is then developed with affordable units based on availability of funds.

Table 20 below contains approved vacant dedicated or donated sites, and their status. It also contains their sizes and the number of units approved for the sites, except for the Mace Ranch site.

TABLE 20 VACANT/UNDER CONSTRUCTION APPROVED LAND DEDICATION OR DONATION SITES FOR AFFORDABLE HOUSING DEVELOPMENT			
Subdivision/Project Name	Site Size	Units	Status
Wildhorse Subdivision Land Dedication - 2444 Moore Blvd	3.9 acres	59	Final P-D and Design Review have been approved
El Macero Estates 2 Land Dedication / Tremont Green- 5663 Marden	2.48 acres	36	Entitlements approved; Building permit plans in plan check
Woodbridge land dedication - 4100 La Paz Drive	1.1 acres	16	No developer selected or funding identified
Mace Ranch Subdivision			
1. Single family dedicated site - 2990 5 th Street	1. 1.67 acres	1. TBD	1 Zoned single-family
2. Walnut Terrace - 3101 5 th Street	2. 2.3 acres	2. 30 units	2 Under construction; less than 25% constructed as 2/14/03
Midtown Senior Affordable - Cantrill Drive @ Fifth & Second Streets - land donation	2.31 acres	53 units	Developer is Davis Senior Housing Cooperative. No data on construction start.
Olive Drive Affordable Youmans - 1102 Olive Drive - land donation	2.15 acres	43 units	Developer is Neighborhood Partners. No data on construction start date.
Pacifico Phase 2 (28 beds @ 3 beds to a unit, 9 units) - student coop - land dedication	0.39 acres	9 units, or 28 beds	Developer is DCC. Plans for the building are under going building permit plan checking.
Oakshade Commons land dedication @ Southwest corner of Drumond Avenue and Cowell Boulevard	0.512 acres	15 units	No developer selected or funding identified.
Totals	14.502 acres	261+ units	Mace Ranch site is undetermined at this time. A change of zoning to allow multi-family units would be required.
Source: City of Davis Planning and Building Department Note: All donated or dedicated sites are part of a development project that have been built or under construction, or in Building plan check.			

5. HOUSING COST AND AFFORDABILITY

5.0 OWNERSHIP COST AND AFFORDABILITY

Cost of Ownership

Housing purchase prices in Davis are generally higher than in the rest of the region. Table 21 below contains the average Multiple Listing Service (MLS) sales prices for Davis, Woodland, and the City of West Sacramento and Sacramento County. The table shows that in 2002 the average MLS sales prices for homes in Davis was approximately \$150,300 more than Woodland, and \$166,964 more than that of the City of West Sacramento and Sacramento County. The sales prices reflect varying unit sizes. The figures in Table 21 illustrate the range of purchase prices for the purpose of affordability analysis. Housing sales prices have increased dramatically in Davis and the rest of California in recent years. The sales prices in the table below include split-lots, condominiums and single-family attached and detached units.

TABLE 21	
MULTIPLE LISTING SERVICE (MLS) SALES PRICES FOR SINGLE-FAMILY HOUSES, DECEMBER 31, 2002	
Selected Communities	Average Sales Price
Davis	\$392,500
Woodland	\$242,200
Sacramento County & City of West Sacramento	\$222,536
<u>Sources:</u> Sacramento Association of Realtors and Yolo County Board of Realtors as compiled by Coldwell Banker Doug Arnold Real Estate	

The recent reduced mortgage interest rates have led to increased purchasing power for potential homebuyers. This is a national trend and not unique to Davis. Migration from the Bay Area and the current market conditions contribute to increased housing demand and prices. The UC Davis enrollment increases also contribute to higher housing demand in Davis and other localities where UC Campuses are located in California. Location is another key factor affecting home prices. Davis is uniquely located near a regional work center, Sacramento. The 2000 Census shows that the mean travel time to work for Davis residents in 2002 was 20.6 minutes. Sacramento is a major employment centers within the region and it is likely that most out-commute residents travel to Sacramento.

As Table 22 below shows, the average selling price for a single family home in Davis increased by 83.84% between 1998 and 2002. The average increase was 16.77% per year. This does not mean that a home worth \$250,000 in 1998 would be worth \$275,140 in 2002, for a number of reasons. These are average figures. Prices in some neighborhoods could have increased more or less than prices in others, and values in one price range (starter homes, condominiums, estate homes, etc.) might have increased at different rates. Changes in the types of homes being sold would affect average sales prices as well. If expensive homes are not turning over as rapidly as condominiums, for example, average home sales prices will be lower than if the situation were reversed. Similarly, average sales prices are influenced by unusual transactions, which varies

depending on varying circumstances and the state of the economy. For instance, the average sales price of a home would be affected by a situation where a prospective buyer bids up the asking prices of a home so as to purchase it in place of the initial prospective buyer who had made an offer on the home.

TABLE 22			
AVERAGE MLS RESIDENTIAL SALES PRICES IN DAVIS FROM 1998 TO 2002			
Year	No. of Sales	Average Sales Price	Percent Change
1998	779	\$213,500	Base Year
1999	799	\$231,500	8.43%
2000	834	\$266,600	24.87%
2001	677	\$317,900	48.90%
2002	687	\$392,500	83.84%
<u>Sources:</u> Multiple Listings Service, Yolo County Board of Realtors; Compiled by Coldwell Banker Doug Arnold Real Estate, Inc.			

Table 23 below shows that as of January 27, 2003 Davis and Woodland have most of the units in the market in Yolo County. Davis and Woodland combined have 108 of the 133 single-family units on the market in the county. This is 81.2 % of the total listed homes for sale in the county.

TABLE 23						
RECENT HOUSING MARKET PRICE COMPARISON, JANUARY 27, 2003						
	Davis		Woodland		Yolo County	
Housing Type	Number	Average Price	Number	Average Price	Number	Total Average Price
Condominium	8	\$265,488	6	\$158,800	14	\$219,765
Split-lot Unit	6	\$315,150	4	\$230,000	17	\$302,986
Single-family	55	\$545,805	53	\$310,424	133	\$454,288
<u>Notes:</u>						
1. Average Price is Average asking price.						
2. Yolo County total includes Davis, Woodland, Esparto, and all unincorporated areas						
3. Davis and Woodland have a total of 108 out of 133 total County single-family units listed for sales, all 14 condominium units, and 11 of the 17 split-lot units						
<u>Sources:</u> Multiple Listings Service, Yolo County Board of Realtors; Compiled by Coldwell Banker Doug Arnold Real Estate, Inc.						

Table 24 below compares the recent (January 2003) housing markets in Davis and Woodland. It shows that there were 69 listed homes in Davis as opposed to 63 in Woodland. It also shows that the average asking price for homes in Davis was appreciatively higher. Historically, Davis homes sell for more when compared to other homes in the surrounding areas. For instance, approximately 86 percent of the listed homes in Woodland are under \$400,000, while about 51 percent of homes in Davis are under \$400,000 as January 27, 2003.

TABLE 24 RECENT HOUSING MARKET COMPARISON - LISTINGS IN DAVIS AND WOODLAND, JANUARY 27, 2003		
Data	Davis	Woodland
Number of Listings	69	63
Average Asking Price	\$507,200	\$299,900
Percent Under \$200,000	2.89%	22.22%
Percent \$200,000 - \$299,999	14.49%	53.96%
Percent \$300,000 - \$399,999	33.33%	9.52%
Percent \$400,000 - \$499,999	15.94%	4.76%
Percent \$500,000 - \$599,999	10.14%	3.17%
Percent Over \$600,000	23.18%	6.34%
Notes: 1. Average Price is average asking price; actual sales prices could be lower. 2. Listings include condominium and split-lot units. Sources: Multiple Listings Service, Yolo County Board of Realtors; Compiled by Coldwell Banker Doug Arnold Real Estate, Inc.		

As Table 25 below indicates, two of the units in Davis were under \$200,000, while 14 units in Woodland were under this figure. The two units in Davis were condominiums. The 14 units in Woodland were single-family and split dwellings. Sixteen of the 69 units in Davis had asking prices that were over \$600,000 as compared to Woodland's four.

TABLE 25 CURRENT DAVIS RESIDENTIAL LISTINGS, JANUARY 27, 2003		
Price Range	Davis	Woodland
Under \$200,000	2	14
\$200,000 - \$299,999	10	34
\$300,000 - \$399,999	23	6
\$400,000 - \$499,999	11	3
\$500,000 - \$599,999	7	2
Over \$600,000	16	4
Total	69	63
Notes: Residential sales include condos, single-family and duplex units Sources: Multiple Listings Service, Yolo County Board of Realtors; Compiled by Coldwell Banker Doug Arnold Real Estate, Inc.		

Table 26 below contains actual sales of homes in Davis from 1998 to 2002. In 1998 there were a total of 12 homes sold over \$500,000, and a total of two homes sold over \$600,000. By 2002, the combined total of units sold increased to 204 (i.e., 141 over \$500,000 and 63 over \$600,000). This is a significant increase in five years. Again, a number of factors account for the increase in home prices. They include the economy, higher demand for housing, lower mortgage interest rates, location, population and employment trends, and the type of housing being produced.

TABLE 26
DAVIS MLS RESIDENTIAL SALES FROM 1998 TO 2002 OVER \$600,000

Year	\$500,000 - \$599,999	Over \$600,000
1998	12	2
1999	14	5
2000	32	13
2001	56	23
2002	141	63

Notes: Residential sales include condos, single-family and duplex units

Sources: Multiple Listings Service, Yolo County Board of Realtors; Compiled by Coldwell Banker Doug Arnold Real Estate, Inc.

Table 27 below shows that over the last 15 years the sales prices of homes have been cyclical. There was a significant increase in the sales prices of homes in Davis in the late 1980s. The early 1990s saw home sales prices drop significantly in three consecutive years. Values gradually increased in the mid 1990s. The sales prices increased significantly again in the late 1990s. They have continued to increase since then to the present. The average increase in sales price from 1987 to 2002 is 7.88 percent.

TABLE 27
DAVIS AVERAGE MLS RESIDENTIAL SALES PRICES, 1987 TO 2002

Year	Price	Percentage Difference
1987	\$128,000	
1988	\$154,300	+20.54%
1989	\$192,200	+24.56%
1990	\$234,700	+22.11%
1991	\$246,600	+5.07%
1992	\$243,200	(-1.37%)
1993	\$205,200	(-15.62%)
1994	\$187,900	(-8.43%)
1995	\$191,600	+1.96%
1996	\$195,400	+1.98%
1997	\$203,500	+4.14%
1998	\$213,300	+4.81%
1999	\$231,500	+8.53%
2000	\$266,600	+15.16%
2001	\$317,500	+19.09%
2002	\$392,500	+23.62%

Note: Residential sales include condo units, single-family and duplex units

Sources: Multiple Listings Service, Yolo County Board of Realtors; Compiled by Coldwell Banker Doug Arnold Real Estate, Inc.

Mobile Home Parks

The lowest cost ownership housing units are mobile homes. There is one traditional mobile home park and three trailer courts on Olive Drive in Davis. There is no data on the advertised sales prices for mobile homes. The estimated sales prices for mobile homes range from \$1,500 to over \$40,000. The sales prices of mobile homes depend on the type of mobile home and its age.

The cost of owning a mobile home in an urban area generally includes the cost of renting a space in a mobile home park, the cost of purchasing the mobile home itself, and utility expenses. Space rental in mobile home parks in Davis ranges from \$285 to \$550 monthly. Space rents are in the \$450 range for the three trailer parks on Olive Drive and \$500 range for Royal Oaks Manufactured Home Community (commonly known as Barthel's) and Rancho Yolo Mobile Home Park. The managers of the mobile home parks consulted indicated that the rent depends on the term of lease and when the lease was entered.

Mobile home parks show a low return on current high urban land values. So, it is unlikely that Davis' stock of mobile homes would increase even if the city were to encourage development of mobile home parks. Mobile home parks are deemed to be a permitted use on any land zoned for residential use by state and local codes.

Affordability Analysis

The concept of affordability relates the cost of housing to the ability to pay. "Affordable" housing is considered to be that which costs 30 percent or less of the household income, and provides adequate space and safe living conditions. This sub-section analyzes affordability by comparing income statistics with housing purchase prices and monthly payment potential. While this is an accepted approach, it has several limitations, primarily the inability to determine the influence of existing equity on the ability to purchase a home for instance. Young households may have above-moderate incomes that allow them to make the substantial mortgage payments necessary to purchase a new home, yet may be unable to make the down payment. This is based on a 20 percent down payment assumption. Conversely, older households that have owned a home for many years may have lower incomes, but considerable housing choice because of equity in their existing home. Evaluation of monthly income alone may not necessarily account for all other variables, such as trust funds and extended family down payment assistance.

Another factor in affordability analysis is mortgage interest rates and market demands. For instance, in the 1990s mortgage interest rates were between 9 and 15 percent. This decreased the effective buying power for potential purchasers. In the early 1990s Davis home prices went down for three consecutive years as shown in Table 27 above. With the recent good housing economic times, lenders have relaxed their qualifications for loans, and purchase prices have increased. Mortgage interest rates continue to be near 40-year lows. The lower cost of borrowing has contributed to the rise in Davis home prices to a certain extent. This trend is nationwide. However, returning to the 9 to 15 percent mortgage interest rates of the 1990s could significantly impair affordability.

TABLE 28
AFFORDABILITY ANALYSIS BY IMPACTED INCOME LEVEL

Maximum Affordable Purchase Price -- Aggressive Estimate (see definition below)						
Income Levels	2002 Income Limit	Amount Qualified @ 5.5%	Amount Qualified @ 6.0%	Amount Qualified @ 6.5%		
Very-Low	\$28,500	\$70,665	\$67,192	\$63,973		
Lower	\$45,600	\$143,901	\$136,828	\$130,273		
Moderate	\$68,400	\$270,843	\$257,531	\$245,193		
Median	\$57,000	\$192,725	\$183,252	\$174,473		
Maximum Affordable Purchase Price -- Conservative Estimate (see definition below)						
Income Levels	2002 Income Limit	Amount Qualified @ 5.5%	Amount Qualified @ 6.0%	Amount Qualified @ 6.5%		
Very-Low	\$28,500	\$62,528	\$59,455	\$56,606		
Low	\$45,600	\$130,881	\$124,448	\$118,486		
Moderate	\$68,400	\$270,843	\$257,531	\$245,193		
Median	\$57,000	\$176,450	\$167,778	\$159,739		
Monthly Payment Based on 30% to 36% of Gross Monthly-income & Actual Payments						
	30%	Payment @5.5%	33%	Payment	36%	Payment
Very-low	\$712.50	\$712.00	\$783.75	\$855.00	\$855.00	\$855.00
Low	\$1,140.00	\$1,140.00	\$1,254.00	\$1,368.00	\$1,368.00	\$1,368.00
Moderate	\$1,710.00	\$1,881.00	\$1,881.00	\$2,052.00	\$2,052.00	\$2,052.00
Median	\$1,425.00	\$1,425.00	\$1,567.50	\$1,710.00	\$1,710.00	\$1,710.00

Notes:

1. HUD income ceilings for a 4-person household for Yolo County - Very-low, below 50% of \$57,000 median; Low, 50% to 80% of \$57,000 median; and moderate, 81% to 120% of \$57,000 median.
2. This is a snap shot of a 4-person household income limit ceiling. The ceiling is divided by 12 to get gross monthly income (e.g., \$28,500/12 = \$2,375). Multiplying this amount by 30%, 33% and 36% respectively gives the affordable mortgage or rental amount.
3. The calculator used only payment-to-income ratio (also called housing ratio, which is the percent of gross monthly income applied to housing payment). The following housing ratios are used for **conservative estimates** or results at 28% with 5% down payments and 30% with 5% down payment for **aggressive estimates** or results. Both estimates calculated **Payment** and **Affordable Purchase Price** to include yearly property taxes and yearly property insurance of \$3000 and \$600, respectively.
4. **Conservative qualification estimate** -- mortgage lenders are more conservative when the economy is weak. As a result, they tend to raise their loan-qualification requirements to make it more difficult to qualify for loan. Hence the 28% for 5% down payment.
5. **Aggressive qualification estimate** -- mortgage lenders are more aggressive when the economy is strong. As a result, they tend to lower their loan-qualification requirements to make it easier to qualify for loan. Hence the 30% for 5% down payment.
6. **No other debts.** It is assumed that there are no other debts and **income sources** for the household.
7. **Loan Terms = 30 years at 5% down payment; yearly property tax and yearly insurance are assumed to be \$3,000 and \$600 respectively.**
8. The February 21, 2003 HSH Associates Weekly Market Trends statistical stated that the national 30-year fixed average mortgage rates for Residential Mortgages ranged from 5.80 to 6.01%; California was 5.99%. HSH Associates is deemed the Nation's Largest Publisher of Mortgage Information.

Table 28 above shows housing purchase affordability analysis by income levels at three mortgage interest-rates of 5, 6 and 6.5 percent. These rates were chosen due to current lower mortgage interest rates. Table 28 uses 28% of the gross monthly income (or housing ratio) for the conservative estimate, and 30% of the gross monthly income or housing ratio for the aggressive estimate. Five percent is used for down payment on a 30-year fixed mortgage. The calculation in Table 28 includes payment of yearly property taxes and property insurance. The city's Affordable Housing Ordinance defines for-sale housing payments to be approximately thirty percent of gross monthly target income, less insurance and taxes, adjusted for family size. So the aggressive estimate with the exception of inclusion of insurance and taxes is similar to the Affordable Housing Ordinance for-sale definition.

The table contains an aggressive and a conservative estimate. An aggressive estimate often accompanies high market demand. The difference between aggressive and conservative estimates is in the amount of the gross monthly income a household pays for mortgage. Lenders ease their loan-underwriting guides when economic times are good (i.e., they use an aggressive standard to measure affordability). When economic times are worse, lenders limit the amounts they are willing to lend (i.e., conservative standard). Usually affordability threshold is based on the 30 percent figure that HUD uses when calculating rental assistance subsidies (i.e., section 8 vouchers). The Davis Affordable Housing Ordinance definitions section states that "affordable for-sale housing payments are approximately thirty percent of gross monthly target income, less insurance and property taxes, adjusted for family size." Also, the ordinance states that affordable rental housing payments are approximately 30% of gross monthly target income less utilities. It is a common industry practice today to use 33% of gross monthly income in qualifying people for house loans. This is even seen as a "conservative" estimate or standard. Lower mortgage interest rates increase the purchasing power of all income levels. However, it also limits the ability of the very-low, low and moderate-income households to afford ownership housing of modest to large size.

The five-percent down payment is a recent practice by the lending industry. This practice means more leveraging for the lender and easier access to homeownership for prospective buyers. At five-percent down payment, the amount of loan lenders are willing to finance is considerably lower when compared to 20 percent. For instance, Table 28 shows that with a five-percent down payment on a 30-year fixed mortgage, a very-low income household of four could purchase a home worth \$70,665 as opposed to \$109,758 at a 20 percent down payment. Also Table 28 shows that the very-low, low-, and moderate-income households would have difficulty buying a home in Davis at the current market conditions. The moderate income-levels could purchase some homes in Davis at market-rate. The types of homes that they could purchase at the current market conditions may be condos or small-sized split-lot units. The very-low and low-income households would need significant assistance to purchase any type of ownership housing, including small-sized split-lot or townhouses, or condominiums based on the current real estate market conditions in Davis.

The average MLS sales price for a Davis home in 2002 was \$392,500. Most single-family dwelling units with three bedrooms, two baths and more were priced above the \$400,000 range as of January 27, 2003. Given the cyclical nature of real estate market, it is not believed that the current trend will continue indefinitely.

Household Size 2002 Yolo County Maximum Income Limits

Table 29 below contains the HUD 2002 Yolo County Maximum Income Limits by household size. Extremely-very-low income households are at 35 percent or less of the area median income. The city's Affordable Housing Ordinance and the SACOG fair share allocation do not include the "extremely-very-low income" household category. However, the extremely-very-low income household category is an increasing concern for the city. The 2001 General Plan recognizes the need to provide housing for this income group. Although the fair share allocation does not recognize the extreme-very-low-income level, the city's affordable housing program provides for households in this category. The affordable rental units are based on the income-levels of households, which means that an extremely-very-low-income household pays less rent as compared to a very-low or low-income household.

TABLE 29						
2002 YOLO COUNTY MAXIMUM INCOME LIMITS BY HOUSEHOLD SIZE						
Rent Level	# of Persons per Household					
	1	2	3	4	5	6
Extremely-very-low (35% AMI)	\$14,896	\$17,024	\$19,152	\$21,280	\$22,982	\$24,68
Very-low (50% AMI)	\$19,950	\$22,800	\$25,650	\$28,500	\$30,800	\$33,050
Low (53% AMI)	\$21,147	\$24,168	\$27,189	\$30,210	\$32,648	\$35,033
Low (60% AMI)	\$23,940	\$27,360	\$30,780	\$34,200	\$36,960	\$39,660
Moderate (80% AMI)	\$31,920	\$36,480	\$41,040	\$45,600	\$49,280	\$52,880
Source: HUD; City of Davis						

5.1 COST OF RENTING

The rental market in Davis consists primarily of apartments, but it also includes condominiums and houses. According to UC Davis Apartment Vacancy/Rental Rate report, a typical three-bedroom unit rented at an average range of \$1,300 to \$1,380 per month depending on whether it is furnished or unfurnished in 2002. An unfurnished four-bedroom unit rented at an average of \$1,866 per month. Quarterly Hendricks & Partners Apartment Update data provided below supports this. Some newly constructed apartments in the city contain four and five bedroom units. The percentage increases in rents for the four and five bedroom units are significant. This increase is report by some apartment managers to be due to students often renting the units by the room.

The UC Davis Student Housing Office surveys apartment vacancies and costs each year. The 2002 Apartment Vacancy and Rental Rate report shows that there was an overall mean

average rents increase of 6.93% in 2002 when compared to 2001. The report states that to draw any conclusions about the rate would require analysis of each property. It also states that in addition to or instead of profit, other potential contributors to the increase include the overall inflation, increased utility rates, property sales, current or planned renovations, refinancing, or other expenses. See Table 30 below.

TABLE 30
2002 AVERAGE RENTAL RATE COMPARISON BY TYPE OF UNIT (FAIR MARKET UNITS)

Unit Type	Total # of Units	2002 Average Rent	2001 Average Rent	% Change
Studio Unfurnished	187	\$622	\$598	4.01%
One Bedroom Unfurnished	2507	\$749	\$702	6.70%
Two Bedroom Unfurnished	3877	\$974	\$901	8.10%
Three Bedroom Unfurnished	1131	\$1,383	\$1,323	4.54%
Three Bedroom Furnished	2	\$1,300	\$1,225	6.12%
Four Bedroom Unfurnished	442	\$1,866	\$1,764	5.78%
Five Bedroom Unfurnished	5	\$2,470	\$1,700	45.29%
Six Bedroom Unfurnished	5	\$2,166	\$1,975	9.67%
Mean Average Increase				(1) 6.93%

Notes:

1. This is a weighted average based on the number of units of each type. The unit types with more units (for example, one, two and three bedroom unfurnished) contribute more to this figure.
2. The 2002 survey was conducted in October and November.
3. 168 of the 183 complexes participated in providing data. The total number of units in the 15 apartments that did not respond is approximately 224.
4. Subsidized apartments or affordable housing apartments that require an income eligibility test to qualify for reduced rent were not included in the survey.

Source: UC Davis Housing Office

TABLE 31
2003 RENT & INCOME RESTRICTIONS ON AFFORDABLE RENTAL PROJECTS

# of Bedrooms	35% AMI Range	50% AMI Range	60% AMI Range	80% AMI Range
1-Bedroom	\$336	\$311 - \$534	\$472- \$641	-
2-Bedroom	\$406	\$345 - \$641	\$555 - \$769	\$641- \$1,033
3-Bedroom	\$446	\$376 - \$741	\$571 - \$889	\$1,155
4-Bedroom	-	\$734 - \$826	\$734 - \$991	\$1,273

Notes:

1. AMI stands for Area Median Income, Yolo County.
2. Funding Sources impact the rents due to income ceiling imposed. For example, Tax Credit Loans Maximum Allowable Rents effective 6/1/02.

Source: HUD; Yolo County Housing Authority - Compiled by Planning and Building Department based on Sample Survey of Affordable Housing Apartments in Davis

Table 31 above contains HUD rent and income restrictions for Yolo County and used for Davis Affordable Housing projects. The table shows the maximum rental range for varying bedroom sizes at 35 to 80 percent area median-income.

Table 32 below shows that Davis has the third highest average rent and rental increase when compared to the Sacramento and Placer County communities in the third quarter of 2002. It also shows that Davis has the lowest vacancy rate when compared with other communities. A vacancy rate of 5% is typically the ideal balance between the interests of landlord and tenant. This is largely predicated on the assumption that it serves as a deterrent to unjustified rent increases, while still allowing property owners to make a fair return on their investment. It is believed to provide landlords an incentive to maintain facilities in good working order, and gives renters a choice and an opportunity to negotiate contractual terms. The ideal has not been possible in most rental markets throughout the State of California. When the rental data of Davis is compared with the surrounding communities, Davis does not have the highest rents. The city Chief Building Official reported that there is no record of any apartment project in need of rehabilitation in Davis at this time.

TABLE 32 HENDRICKS & PARTNERS APARTMENT UPDATE, SACRAMENTO - THIRD QUARTER VACANCY AND RENT							
	30+ units YTD Sales	Vacancy		50+ Units Average Rent Increase		Average Rent	
		2002	2001	2002	2001	2002	2001
Antelope	1	3.6%	2.5%	8.6%	6.8%	\$850	\$783
Carmichael	6	4.7%	3.6%	6.5%	10.1%	\$898	\$843
Citrus Heights / Fair Oaks	2	4.1%	4.4%	-0.2%	10.9%	\$810	\$812
Davis	2	0.1%	1.2%	7.8%	3.1%	\$1,025	\$951
Elk Grove / Laguna	0	5.4%	4.1%	4.1%	15.9%	\$1,057	\$1,015
Greenhaven /Pocket	2	5.3%	2.5%	2.9%	9.5%	\$901	\$876
North Highlands	3	6.9%	4.4%	13.1%	13.2%	\$793	\$701
Orangevale / Folsom	1	7.3%	5.2%	3.3%	2.3%	\$1,066	\$1,032
Rancho Cordova	3	3.5%	3.1%	3.3%	11.1%	\$773	\$748
Roseville / Rocklin	2	5.8%	5.0%	2.9%	8.4%	\$1,018	\$989
Sacramento	26	4.0%	3.4%	4.5%	10.7%	\$833	\$797
South Sacramento	1	3.2%	2.6%	7.3%	11.9%	\$648	\$604
Totals	49	4.2%	3.5%	6.0%	9.8%	\$870	\$821

Notes: All 2002 figures are through the year ending September 30, 2002. Rent growth figures reflect the last 12 months ending September 30, 2002.

Source: Hendricks & Partners Apartment Update, Third Quarter, Northern California Region

Table 33 below contains UC Davis enrollment, Davis total apartment units and Davis vacancy rate history. It shows that while UC Davis continues to grow, fewer apartment units are available and the vacancy rate decreases.

TABLE 33			
UC DAVIS ENROLLMENT AND VACANCY RATE HISTORICAL DATA			
Year	Enrollment	Total Apartments	Davis Vacancy rate
1992	22,889	7,325	8.7
1993	22,486	7,273	5.1
1994	22,442	7,355	2.9
1995	23,092	7,355	1.3
1996	23,931	7,469	0.5
1997	24,299	7,591	1.4
1998	24,485	7,482	0.7
1999	25,092	7,981	0.3
2000	26,094	8,228	0.5
2001	27,292	8,636	0.3
2002	29,087	8,600	0.2

2002 Vacancy Rate By Type of Unit Fair Market Units Profile			
Unit Type	# Units	# Vacant	% Vacant
Studio unfurnished	187	0	0.0%
Studio furnished	26	0	0.0%
1-Bedroom unfurnished	2,507	5	0.2%
1-Bedroom furnished	51	0	0.0%
2-Bedroom unfurnished	3,877	3	0.1%
2-Bedroom furnished	143	0	0.0%
3-Bedroom unfurnished	1,131	5	0.4%
3-Bedroom furnished	2	0	0.0%
4-Bedroom unfurnished	442	1	0.2%
5-Bedroom unfurnished	5	0	0.0%
6-Bedroom unfurnished	5	0	0.0%
Totals	8,376	14	0.2%
Source: UC Davis Housing Office			

Affordability Analysis

The monthly rents affordable to two and four-person households by income level are as shown in Table 34 below. The figures in the table assume that the maximum affordable rent would be 30

percent of gross monthly income. The table shows that the maximum affordable rent for a very-low income household of four is \$712.50 per month. This amount is considerably smaller than the average rent of \$1,025.00 in Davis in 2002, according to Hendricks & Partners rental report. Also, the \$1,300 rent for a three-bedroom unfurnished unit reported in 2002 by the UC Davis Housing Office exceeds the \$712.50.

TABLE 34
AFFORDABLE MONTHLY RENTS BY INCOME LEVEL

Income Levels	2-Person Household		4-Person Household	
	Income Limit	Affordable Rent	Income Limit	Affordable Rent
Very-Low income	\$22,800	\$570.00	28,500	\$712.50
Low-income	\$36,500	\$912.50	45,600	\$1,140.00
Median-income	\$45,600	\$1,140.00	57,000	\$1,425.00
Moderate-income	\$54,700	\$1,367.50	68,400	\$1,710.00

Notes:

1. Affordable rent is 30 percent of gross monthly income and includes utilities.
2. These are the affordable rents for households at the maximum of the income range. The affordable rent for a households elsewhere in the range would be lower than shown in this table.

Source: HUD for Income Limit ceiling; Affordable Rents Compiled by Planning and Building Staff, City of Davis

Very-low-income households are likely to have trouble finding unassisted affordable housing in Davis. This table shows that two-person low-income household could afford an average-priced apartment at rent of \$570. The UC Davis apartment rental table indicates that in 2002 the average rent for a one-bedroom apartment was \$702 and \$974 for a two-bedroom apartment. The low-income family of four, on the other hand, could afford the average-priced two-bedroom apartment based on the affordable rent of \$1,140. According to the UC Davis rental rate comparison, an unfurnished three-bedroom apartment rented for an average of \$1,323 in 2002.

Many of the households that rent in Davis are composed of students. As discussed in Section 6 of this document, student households have greater volatility in household size than do family households. Moreover, students have different income and expenditure standards than do families. This may allow a student household to pay what would otherwise be a disproportionately high amount of income in rent. Also, students combine households to share a unit easier than most families. Student housing concerns usually are temporary, while family housing concerns are long-term.

5.2 AFFORDABLE HOUSING

Affordable housing or below-market-rate housing is housing that is assisted and controlled in order that the cost of the housing is below the rate at which it would be sold or rented on the open market. Federal and state funds are limited. Most existing below-market-rate housing or affordable housing in Davis is rental housing, primarily apartments. The discussion below describes existing below-market-rate housing in Davis and programs currently in existence to provide below-market-rate housing.

The two types of below market-rate housing in Davis are ownership and rental. The city has made it possible through subsidies for some very-low, low and moderate-income households to own or occupy single-family units. Also, the city has assisted in the provision of rental units to very-low and low-income households. Section 10 of this document evaluates the city's performance in meeting its objectives in the 1993 Housing Element. This section contains additional discussions on the types of housing provided by the city. The ownership housing that consists of for-sale and self-help units are provided through the Affordable Housing Ordinance requirements as part of approval for new subdivisions. Similarly, the rental units are required through the Affordable Housing Ordinance for new subdivisions and multi-family projects.

Existing Affordable Housing Stock

The city's existing affordable housing stock consists of ownership and rental housing. There are approximately 641 remaining affordable single-family units in the city. Given that some affordable housing units were affordable as for-sale units with limited restrictions on ownership and occupancy, the majority of these units could be sold at market-rate after the restricted years of occupancy have expired. However, a recent city resolution requires owner occupancy of all ownership affordable housing built in Davis, including those sold after the initial owner-occupancy restrictions have expired. However, it has been noted that most affordable single-family units are fairly small in size. The resulting effect is that when restrictions on these units are lifted, the units are usually sold at "affordable" market-rate as compared to larger sized market-rate homes.

The majority of the city's continuing affordable housing stock is in the form of below market-rate apartments and similar forms of housing. The units include Section 8 assisted housing, cooperative housing, mutual housing, and basic subsidized apartments. Table 35 lists all subsidized rental housing in Davis. It should be noted that the majority of 100 percent subsidized apartment units are owned by non-profit entities. This helps to ensure the continued permanent affordability of the units and maintenance of the units in good condition.

The rents charged for these affordable units are usually based on HUD and Yolo County Housing Authority (YCHA) published rental income guidelines. See Table 31 above. The guidelines are based on the Area Median-Income (AMI).

Table 36 below contains existing subsidized apartment projects. The table contains the addresses and names of multifamily or apartment projects, the number of affordable and total units in the project, and the types of bedrooms in the complex. The range of bedrooms in these projects are

from 1 to 4. The table does not include all market-rate apartment complexes in Davis. It does not include pending affordable housing apartment projects. The table also shows that 58.92 percent of the total units in the table are affordable units.

TABLE 35

SUBSIDIZED RENTAL HOUSING IN DAVIS

Complex	Address	Total Units	Afford Units	Number of Bedrooms
Adóbe	1500 Shasta Drive	120	30	2,3,4
Alhambra	4500 Alhambra Drive	160	160	1,2,3,4
Allegre	1677 Drew Circle	152	17	2,3,4
Anderson Place	1850 Hanover Drive	240	240	S,1,2
Arlington Farms	2900 Portage Bay	138	28	1,2,3,4
Becerra Plaza	326 Becerra Way	21	21	1
Cambridge Glen	4849 El Cemonte	125	25	1,2,3,4
Chaparral	2689 Sycamore Lane	60	12	1,2,3
Cranbrook South	920 Cranbrook Ct	40	40	1,2
Davisville (Seniors)	1221 Kennedy Place	70	70	1,2
El Macero Village	4735 Cowell Blvd	104	21	1,2
Fox Creek	1515 Valdora Street	36	36	1,2,3
Heather Glen	2324 Shasta Drive	62	62	2,3
Homestead Co-op	2610 Grambling Court	15	15	1,2,3
Olive Court	1414 Olive Drive	24	24	2
Olympic Cottages	Olympic Drive	30	12	1
Owendale Apartment	3023 Albany Avenue	45	45	1,2,3
Rosa Parks	1205 Fifth Street	10	10	1,2
Rosewood Park	616 Ohlone	36	36	1,2,3
Sequoia	2255 Sycamore Lane	50	10	1,2
Sharps and Flats	1660 Drew Avenue	132	34	2,3,4
Sojourner Truth	1220 Fifth Street	14	14	2
Sorrento	1540 Valdora St	108	22	2,3,4
Suntree	2033 F Street	95	60	2,3,4
Temescal	2477 Sycamore Lane	100	20	1,2
Terracina	1800 Moore Boulevard	70	70	2,3,4
Tuscany Villas	2526 East Eighth Street	30	30	2,3
Twin Pines	3333 F Street	36	36	1,2,3
Villa Calabria	2537 East Eighth Street	6	6	1,2
Willow Glen	310 Becerra	12	12	1,2
Windmere I & II	3030-3100 Fifth Street	106	106	2,3
Total:		2,247	1,324	
Sources: Planning and Building Department				

Table 35 below contains a list of names of public and private nonprofit affordable housing developers. The organizations listed in Table 36 build, own, operate, manage, or participate in one form or the other in the development and provision of affordable housing in Davis.

TABLE 36	
AFFORDABLE HOUSING DEVELOPERS, PUBLIC AND PRIVATE NONPROFIT ORGANIZATIONS	
Community Housing Opportunities Corporation (CHOC)	
Davis Area Cooperative Housing Association	
Davis Mutual Housing Association	
Davis Campus Cooperative (DCC)	
Yolo Community Care Continuum (YCCC)	
Summer House	
Sexual Assault and Domestic Violence Center (SADVC)	
Solar Community Housing Association (SCHA)	
Davis Community Meals (DCM)	
Yolo County Housing Authority (YCHA)	
Note: Some affordable for-sale and apartment units have been built by residential subdivision developers as part of their compliance with city inclusionary requirements.	

Publicly Owned Housing

The Yolo County Housing Authority (YCHA) owns and operates traditional public housing and administers the Farmers Home Administration subsidized farmworker housing program. The YCHA owns and operates public housing in Davis, Woodland, Winters, Broderick, Knight's Landing, Yolo, and Esparto. The Farmers Home Administration Agency subsidizes housing for farmworkers. The seven previously city-owned farmworker units are now deeded to YCHA. The units consist of one single-family detached house and six duplex units in scattered locations. The YCHA now owns and manages the units.

Assisted Rental Housing

The city does not manage any assisted housing. Tables 35 and 36 above contain affordable apartment projects and the lists of developers public or private involved in affordable housing in the city. The assisted units serving the needs in Davis are primarily owned and operated by non-profits, or YCHA, or for-profit entities.

As stated above, YCHA administers the federal HUD Section 8 certificate program, which provides housing assistance to low and very-low-income households by making direct payments of a portion of the certificate holder's rent. Once a household has a certificate, it must find a unit renting for specified "Fair Market Rents" and an owner willing to enter into a contract with the

YCHA. The "Fair Market Rents" used by the YCHA are the same as those for Sacramento County. The YCHA records show 256 households living in Davis units are under YCHA Section 8 contracts. The YCHA also operates a Section 8 voucher program. Unlike certificates, vouchers allow the assisted family to rent a unit at any reasonable rent, with the household paying the difference between Fair Market Rent and actual rent. Voucher holders are included in the participant count cited above. See Table 37 for rental rates for the units in 2002.

Table 37 below contains the 2002 rental information for Section 8 units as established and charged by Yolo County Housing Authority.

TABLE 37 YOLO COUNTY HOUSING AUTHORITY 2002 FAIR MARKET RENTS FOR HUD SECTION 8 UNITS	
Unit Size	Rent
Studio	\$532
1	\$607
2	\$752
3	\$1,040
4	\$1,230
5	\$1,415
6	\$1,599
Note: Rent includes utilities Source: Yolo County Housing Authority; effective 9/30/2002 and implemented 1/1/2003	

Assisted Ownership Housing

The city's Affordable Housing Ordinance has provisions for both self-help and for-sale affordable units. Under the standard conditions of the ordinance, 10% of the units in a new for-sale residential development must be for-sale affordable units. Another 5% of the total units must be sold in the form of self-help units. Self-help units were developed in subdivisions, which include Oakshade, Northstar and Mace Ranch. The for-sale and self-help units have owner occupancy requirements. Recently the City Council adopted a resolution requiring in 2001, the repealed the resolution permitting payment of in-lieu fee allowing permanent exemption from the owner occupancy for both for-sale and self-help units. Prospective buyers of these units question if this requirement fosters affordability as the units are sold at market-rate after the initial restrictions expire.

The for-sale affordable program provides affordable ownership housing to households from 60% to 120% of area median income. Developers are required to make units available at below-market prices as well as make a financial contribution to facilitate buyer eligibility. The city retains a portion of the difference between sales price and unit value. In addition, the city provides funds in the amount of its development impact fee through the Community Equity Mortgage. Repaid funds are deposited into the city's Housing Trust Fund and used for future affordable housing activities.

There have been varying forms of ownership housing programs provided over the years. A recent form of ownership housing approved for seven units is the limited equity cooperative. This new form is in response to concerns about permanent affordability and windfall profits resulting from the for-sale ownership program. The city is currently evaluating ways to provide ownership housing that would remain permanently affordable, or provide adequate recapture mechanisms that assist in the development of more affordable units in the future.

5.3 ENERGY CONSERVATION

Home energy costs fluctuate according to national and worldwide conditions, but will always contribute to the cost of housing. When energy conservation measures are incorporated into new housing construction and existing units are retrofitted for energy conservation, gas, electric and heating oil costs are reduced, which reduces the cost of housing to some extent.

The State of California sets energy conservation standards for new residential construction. Additionally, the 2001 General Plan includes the statement that the city recognizes that personal energy consumption is generally categorized into the categories of:

- transportation, which accounts for approximately 50 percent;
- space heating and cooling, which accounts for approximately 25 percent; and
- appliances and hot water heating, which accounts for approximately 25 percent.

Energy conservation efforts in Davis have involved various sectors of the community, including the city government, UC Davis, utility companies, architects, engineers, builders, and consumers. The following include energy conservation strategies and policies in the 2001 General Plan:

- Subdivisions are planned to maximize natural heating and cooling opportunities, primarily through the climate orientation of lots and building "envelopes." State and City building codes require new buildings to meet minimum standards for energy conservation.
- The design review of multi-family residential and commercial projects includes the review of landscapes for water conservation and plantings which promote energy conservation and comfort. The shading of parking lots by trees is intended to reduce re-radiation of heat from pavement.
- The use and re-use of existing buildings is encouraged to conserve building materials and increase community identity.
- Bicycle facilities have been constructed to provide an alternative to automobile use. Public transit is provided by YoloBus and Unitrans, with subsidies from the City.
- Dispersed, smaller neighborhood shopping centers are encouraged to reduce the length of frequent trips.

- Reduced lot sizes, yielding higher population densities, have been encouraged to allow for more efficient use of existing public facilities, police and fire protection services, water and sewage services, and public transit.
- The city and PG&E are experimenting with propane, methanol, compressed natural gas and electric powered cars.

Additionally, the following are some 2001 General Plan key provisions for the city's energy conservation policies and programs that positively impact residential energy conservation:

- Develop programs to increase energy conservation on the household and business level.
- Develop and distribute educational materials to Davis residents, including energy usage audits and analyses and information about the direct financial benefits and community benefits of reducing energy use.
- Pursue the creation of a community energy management corporation, whose purpose shall be to reduce energy use in the city.
- Study and implement options for providing incentives for property owners to upgrade their homes and businesses for improved energy conservation .
- Provide incentives for retrofitting existing homes and businesses for improved energy efficiency. An example of a retrofit feature would be a passive solar device.
- Promote the development and use of advanced energy technology and building materials in Davis.
- Use subsidies, expedited permit processing, density bonuses or other incentives to support implementation of photovoltaic and other renewable energy technologies to provide a portion of the City's energy needs.
- Promote energy-load management programs for both the residential and commercial sectors through an education and outreach program.
- Continue to enforce landscaping requirements that facilitate efficient energy use or conservation.
- Energy efficient landscaping and preservation of existing shade trees is encouraged on all building sites.
- Provide information and education to residents on how, what type, and where to plant trees to reduce energy demand.
- Encourage the development of energy-efficient subdivisions and buildings.

- Natural factors such as cooling breezes, solar access, wind protection, and shade shall be considered in site and building design.
- Site planning should maximize the effects of cooling southwest winds to the extent possible.
- At least 80 percent of all residential lots in any proposed new development should be oriented so that buildings have their long axes within 22.5 degrees of east/west. Allow a developer not providing the required percentage to demonstrate that other site design, building design or construction measures would provide similar opportunities for conserving energy.
- Develop and implement energy-efficient design requirements that go beyond the State building standards for energy efficiency.
- Develop design guidelines for climate-oriented site planning, building design and landscape design to promote energy efficiency.
- Establish a technical assistance program to help developers in complying with the energy code and implementing energy efficient technologies.
- Offer incentives to developers for projects that result in energy savings of at least 20 percent when compared to the energy consumption that would occur under similar projects built to meet the minimum standards of the energy code.
- Provide recognition for projects that maximize energy efficiency in the form of awards and presentations at council meetings.

SECTION 6 HOUSING NEEDS ASSESSMENT

6.0 HOUSING NEED

This section addresses the existing, future and special housing needs of the city. The needs are grouped into three:

- Existing Needs,
- Projected needs over the next five years, or planning period, and
- Special Needs or needs of special groups in the community.

Existing needs (i.e., immediate needs) address lower income households that live in overcrowded conditions and/or overpay for housing. Special needs refer to the several groups of people in the general population who have special housing needs. These needs often make it difficult for these groups to find suitable housing. Thus, the state housing element guidelines direct local governments to address the housing needs of these special groups. Projected or future housing needs address how the city will meet its "fair share" of the region's projected housing needs by household income groups for the five-year planning period.

The city's current five-year planning period is 2002-07. This period began on June 30, 2002 and ends on June 30, 2007. There was an Interim Planning Period, which began on January 1, 2000 and ended on June 30, 2002. The regional housing needs plan period commenced January 1, 2000 and will end on June 30, 2007.

The State of California Department of Housing and Community Development (HCD) directs that at the time of preparation of each of their individual housing elements, jurisdictions may reduce their allocations by net units developed during the Interim Planning period. The tables in this section contain data as of February 14, 2000 relative to the city's ability to meet its regional housing allocation. The law requires that the city demonstrate that there is sufficient realistic capacity at appropriate densities and development standards to permit development of a range of housing types and prices to accommodate its fair share of the regional housing need by income level.

The HCD provides each regional council of governments (COGs) its share of the statewide housing need. In turn, all COGs, including the Sacramento Area Council of Governments (SACOG) to which City of Davis belongs, are required by state law to determine the portion allocated to each jurisdiction in their region. The allocation process is made through a plan prepared by the SACOG called Regional Housing Needs Plan (RHNP). The major goal of the RHNP is to assure a fair distribution of housing among cities and counties within the region, so that each jurisdiction provides an opportunity for a mix of housing affordable to all of its economic segments. The fair share is allocated by SACOG based on the four income categories of very-low, low, moderate and above-moderate incomes.

Income Categories, Overpaying and Overcrowding Defined

The four income category definitions below are derived from Title 25, Sections 6926, 6928, 6930 and 6932 of the California Code of Regulations, the U. S. Department of Housing and Urban Development (HUD), and the State Health and Safety Code Sections 50079.5, 50105, and 50093. The definitions for overpaying and overcrowding below are from the state HCD documents. The following are definitions of some key terms used in this section:

Extremely-Very-Low-Income -- Refers to a household earning 35 percent or less of the area median family income, with adjustments for unusually high or low area income and household size. This category is not included separately by the allocation process. However, it is used in addressing housing needs of some special groups in this document.

Very-Low-Income -- Refers to a household earning up to 50 percent of the area median family income, with adjustments for unusually high or low area income and household size.

Low-Income -- Refers to a household earning between the very-low-income limit (i.e. 50 percent) and 80 percent of the area median family income, with adjustments for unusually high or low area income or housing costs and for household size.

Moderate-Income -- Refers to a household earning between the lower income limit (i.e., 80 percent) and 120 percent of the area median family income, with adjustments for unusually high or low area income or housing costs and for household size.

Above Moderate Income -- Refers to a household earnings that exceed the moderate-income limit (i.e., 120 percent) as adjusted for household size.

Overpaying - Also known as "housing cost burden" is defined in terms of a percentage of the gross household income a household spends for housing including utilities. Thirty percent of the gross household income is the standard affordability level. Severe overpaying occurs when households pay 50 percent or more of their gross income for housing.

Overcrowding -- Refers to a housing unit that is occupied by more than one person per room, excluding kitchens, bathrooms, hallways and porches, as defined by HUD. The Census defines an overcrowded unit as one occupied by 1.01 persons or more per room, excluding bathrooms and kitchens.

The ratio of housing expense-to-income, which establishes overpaying, has been changing in the past years. The current standard affordability level is 30 percent of the gross household income. Fifty percent or more of a household gross income spent for housing is deemed to be "severe overpaying". It is difficult to compute the fifty percent level for lower income households

because the 1990 and 2000 income figure ranges topped off at "35 percent and more." There has been a significant increase in the median income since the 1990 Census.

TABLE 42

YOLO COUNTY AREA 2002 INCOME LIMITS

Standard	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
Very-low	19950	22800	25650	28500	30800	33050	35350	37600
Lower	31900	36500	41050	45600	49250	52900	56550	60200
Moderate	47900	54700	61550	68400	73850	79350	84800	90300
Median Income	39900	45600	51300	57000	61550	66100	70700	75250
Yolo Area Median			57000					

Source: Department of Housing and Community Development - Division of Housing Policy Development 2002 Income Limits, January 2002

6.1 EXISTING NEEDS

Consistent with the State Housing Element Guidelines and the HCD Housing Element Review Worksheet, this sub-section discusses the existing needs based on available data. The data consists of 2000 and 1990 Census figures.

Commonly known indicators of housing needs include low vacancy rate, overpaying, and overcrowding. These indicators often point to immediate or existing needs of a community. The city's immediate housing needs are discussed below based on these three indicators.

Vacancy Rates

Table 38 below contains Davis apartment vacancy rates for the past twenty years as compiled by the UC Davis Housing Office. The table shows that historically the city has low apartment vacancy rates.

A five-percent vacancy rate is considered the minimum rate necessary to provide rental housing availability without undue upward pressure on rental rates. The UC Davis table shows that the Fall 1983, 1986, 1992 and 1993 apartment vacancy rates of 4.80, 4.70, 8.70 and 5.10 percent respectively, have been the nearest to this standard in the past twenty years. The vacancy rates for the past four years have been less than one percent. The average vacancy rate for the past ten years is 1.32 percent.

TABLE 38
APARTMENT VACANCY RATES IN DAVIS

Year	Vacancy Rate in %	Year	Vacancy Rate in %
1981	0.75	1992	8.70
1982	2.80	1993	5.10
1983	4.80	1994	2.90
1984	2.40	1995	1.30
1985	2.50	1996	0.50
1986	4.70	1997	1.40
1987	2.90	1998	0.70
1988	2.20	1999	0.30
1989	0.80	2000	0.50
1990	0.90	2001	0.30
1991	3.80	2002	0.20
Last 10 Years Average			1.32
<u>Source:</u> UC Davis Student Housing Office 2001 & 2002 Davis Apartment Vacancy and Rental Rate Report			

The 2002 and 2001 Davis Apartment Vacancy/Rental Rate Reports contain details about the reports. The vacancy rates in the table are simply used to show the trend over the past 20 years. The UC Davis reports are based on survey of apartment complexes with five or more units that are not subsidized housing. The reports do not include information on those apartments that do not respond to surveys. The UC Davis Housing Office does not survey all students in Davis because smaller apartment complexes, subsidized units, rental homes and duplexes, or purchased homes where students reside are not counted. The UC Davis Housing Office report is only a partial picture of one segment of the Davis rental market. However, it is the only substantive source of data available regarding student housing and vacancy rates.

TABLE 39			
RESIDENTIAL VACANCY RATES IN DAVIS			
Year	Vacancy Rate in %	Year	Vacancy Rate in %
1990 Census	1.95	1997 DOF	1.95
1991 DOF	1.51	1998 DOF	1.95
1992 DOF	1.54	1999 DOF	1.95
1993 DOF	2.13	2000 Census	2.8 overall & rental
1994 DOF	1.76	2000 Census	0.8 homeowner
1995 DOF	1.73	2001 DOF	2.83
1996 DOF	1.95	2002 DOF	2.83
1991-99 DOF Ave	1.83	1990 & 2000 Average	2.34
<u>Sources:</u> CA State Department of Finance (DOF) and US Census Bureau			

Table 39 above contains residential vacancy rates from 1990 through 2002. The data was derived from Census Bureau and California State Department of Finance (DOF) annual

estimates. This table shows an historic low vacancy rate trend. There has been a consistently lower residential vacancy rate in the city over the past ten years.

Overpaying

Overpaying refers to the number of very-low-income and low-income households occupying units at a cost greater than 30 percent of gross household income. In 1990, 25 percent was used to compute overpaying. Today, 30 percent is the standard used to compute overpaying. Over the years, the percentage used in computing overpaying has shifted several times.

Census data allow us to compare the percentage of overall households overpaying for housing between 1990 and 2000. Table 40 below indicates that approximately 46 percent of all households were overpaying in 1990. It also shows that in 1990, about 24 percent of owners were overpaying, and approximate 54 percent of renters were overpaying.

Table 41 below shows that in 2000 about 23 percent of owners were overpaying, and approximately 59 percent of renters were overpaying. The overall households overpaying percentage in 2000 was about 44 percent. This table shows that there was a decrease in the percentage of total households overpaying between 1990 and 2000, although there was an increase in the actual number of overpaying households.

TABLE 40 1990 OVERPAYING		
Renters/Owners	Number in 1990	Percent in 1990
Renters:	10,617	100%
Very-low-income	4,631	43.6%
Low-Income	1,083	10.2%
Total Lower-Income Renters Overpaying	5,714	53.8%
Total Renters Overpaying	6,371	60.0%
Owners:	7,309	100%
Very-Low-Income	311	4.26%
Low-Income	308	4.21%
Total Lower-Income Owners Overpaying	619	8.47%
Total Owners Overpaying	1,573	23.9%
Total Households % Overpaying	46.2%	

In the 1993 Housing Element, it was explicitly pointed out that large proportions of the households overpaying for housing were UC Davis students. It is believed that this fact has not changed.

**TABLE 41
2000 OVERPAYING**

Owners	Number in 2000	% in 2000
Total:	9,184	100%
Housing units with a mortgage:	7,637	NA
Housing units without a mortgage:	1,547	NA
Selected Monthly Costs as a Percentage of Household Income in 1999		
Less than 15.0 percent	2,753	30.0%
15 to 19 percent	1,737	18.9%
20 to 24 percent	1,444	15.7%
25 to 29 percent	1,064	11.6%
30 to 34 percent	701	7.6%
35 percent or more	1,417	15.4%
<i>Not computed</i>	68	0.7%
Renters	Number in 2000	% in 2000
Total:	12,717	100.00%
Gross Rent as a Percentage of Household Income in 1999		
Less than 15 percent	1,187	9.3%
15 to 19 percent	1,267	10.0%
20 to 24 percent	1,086	8.5%
25 to 29 percent	994	7.8%
30 to 34 percent	720	5.7%
35 percent or more	6,751	53.1
<i>Not computed</i>	712	5.6%
Total # of Owners Overpaying	2,118	23.1%
Total # of Renters Overpaying	7,471	58.7%
Total # of Households Overpaying	9,589	43.8%
Source: Census 2000 SF3 compiled by SACOG		

Overcrowding

Overcrowding refers to the number of housing units with 1.01 or more persons per room. Overcrowding occurs when housing costs are so high relative to income that families double up or reside in smaller units to devote income to other basic needs. Overcrowded conditions are assumed to exist when there is more than one person per total rooms in a housing unit.

Census data allow us to compare the percentage of overall households living in overcrowded conditions. Table 43 below contains overcrowding numbers for 1990 and 2000. 5.5 percent (987 households) of households were in overcrowding conditions in 1990. In 2000, 5.5 percent (1,250 households) of households were in overcrowding conditions. There are no statistical differences between the 1990 and 2000 figures to report as shown in the table below. However, overcrowding remains an issue for the city that this Housing Element is addressing. A goal of

the Housing Element is to promote adequate housing supply for people of all ages, incomes, lifestyles and types of households.

TABLE 43
OVERCROWDING : OCCUPANCY PER ROOM IN 1990 AND 2000

1990 Census					2000 Census			
Number of persons per room	Renter	Owner	Total	Percent	Owner	Rental	Total	Percent
1.0 person or less	9,731	7,208	16,939	94.5%	10,022	11,655	21,677	94.5%
1.01 or more persons	886	101	987	5.5%	99	538	637	2.8%
1.51 or more occupants per room	-	-	-	-	78	535	613	2.7%
% Overcrowding	9.1%	1.4%	-	5.5%	1.7%	9.2%	-	5.5%
Total Overcrowding in 2000					177	1,073	1,250	5.5%
Total:	10,617	7,309	17,926	100%	10,199	12,728	22,927	100%
Source: 1990 and 2000 U.S. Census; 2000 Census Data Compiled by SACOG								

Students

As discussed above, students are a major part of overpaying and overcrowding groups relative to existing housing needs in Davis today. The City of Davis' 2001 General Plan Program Environmental Impact Report states that approximately 92 percent of all UC Davis students live within the Davis planning area. Therefore, increases in enrollment at UC Davis will increase the need for student housing in the Davis area.

UC Davis is currently considering how it should plan to accommodate approximately 6,000 new students by school year 2014-15, which the university President has identified as the campus's share of the University of California's projected growth. The projected student enrollment increases will require provision of additional housing on-campus and in the city. UC Davis' 1994 Long Range Development Plan (LRDP) has a policy to provide on-campus housing for 25 percent of its students. However, the draft documents for the 2003 LRDP update states that the LRDP will accommodate campus population growth of approximately 5,130 new students and 4,000 new faculty and staff over the 2001-2002 level. It also states that approximately "3,000 upper-division undergraduate and graduate students will be accommodated in apartment-style housing and cottages if financially feasible. Total on-campus Student Housing is planned to accommodate approximately 35 percent of the student population through 2015-16. This would equate to housing 97 percent of the Davis-based student enrollment between 2001-02 and 2015-16." The LRDP is being revised in order to accommodate the anticipated growth.

UC Davis and the city have entered into a Memorandum of Understanding which covers, among other issues, student housing. The city and UC Davis representatives are discussing revisions to the current MOU. The most recent draft of the University's Long-Range Development Plan

shows on-campus housing up for nearly all of the net new students through 2015. The current MOU entered by both parties on June 22, 1989, states that:

"UCD agrees to provide on-campus housing for 25% of the 1988-89 base student population of 21,000, and for 35% of the new student population on campus; provided, however that this student housing objective shall be implemented and achieved throughout the implementation period of the LRDP [Long Range Development Plan] and then only to the extent that it is financially feasible based on the principle that residential rental revenues must cover 100% of the capital and operating costs of student housing projects."

The 2000 Census figures show that the age range of 17 to 24 years comprises of 32 percent of the general Davis population. It also shows that the age range from 25 to 29 comprises 8.3 percent of the total population. Considering these facts, students can comprise approximately one-third of Davis' population. In the Fall Quarter of the 1998-99 school year, 21 percent of UC Davis students (undergraduate and graduate) lived in university housing, including the off-campus Cuarto Complex on the north side of Russell Boulevard. In the Fall of the 1999-2000 school year, this percentage decreased to 20 percent due to remodeling of a portion of the Cuarto Complex.

The Housing Element statutes do not mandate a student housing needs assessment. However, the 1996 BAE report commissioned by the city states the following about student housing needs:

- Many students have varied sources of income that are difficult to quantify;
- A reasonable cost burden analysis (i.e., 30% cost burden) may not be appropriate for students because most are single and do not have childcare, medical expenses, and other dependent expenses as do low income families (students are not even making their student loan payments while in school) and in some cases, cost burdens may be overstated due to under-reporting of income, and
- Students often share housing which makes the housing affordable to the students that in turn raises the market-rate that can be charged for larger apartments. Families typically do not have the luxury of sharing housing to make it affordable.

However, the number of students needs to be taken into account to understand the overall number of rental units needed by the city. Increasing the number of rental units in the city will help improve the current low vacancy rates and could in turn assist in making housing more affordable overall.

Consideration of student housing, as a special needs group, was a concern for the Affordable Housing Task Force. Some members of the Task Force believe that due consideration of all special housing needs groups should be taken into account so as to avoid expending limited affordable housing resources, such as monies and dedicated land, to assist in creating off-campus affordable student housing. The belief is that students are in a self-imposed state of temporary poverty based on the hope and realistic expectation that their education will result in

employment in good-paying professions. These groups argue that affordable housing resources should be dedicated to lower-income persons, typically low-wage, families and other special needs individuals that live and/or work in Davis.

Some students are within the special needs category based on their household situations. The students with low incomes also qualify for affordable housing based on this status. For instance, student households where one of the adults is a full-time student and the other is a part-time or a low-income wage earner, sometimes with children, do qualify for low-income housing in Davis.

Affordable housing is often a necessary component in assisting a low-income family to achieve self-sufficiency and to have decent, safe and stable housing. Likewise, affordable housing resources expended on supportive housing for the disabled and/or elderly is often necessary to ensure that these persons have stable housing and, therefore, stable lives. Although students may make up the majority of those searching for rental housing in Davis, the severity of the individual need for affordable housing is far greater for these other low-income groups. Nonetheless, the Affordable Housing Task Force recommends for adoption a Policy HOUSING 1.6, which reads: *Include students from low-income families within the target population for affordable housing opportunities.*

Those in opposition of this viewpoint state that students should be viewed equally as any other resident. This group argues that UC Davis is the primary employer for the city, therefore, should be assisted by the city in addressing its share of student increases allocated by the state. Some believe that the city and UC Davis should work together in addressing the increased enrollment projected. This belief leads to the suggestion that student housing should be provided in the city by the city. In support of this position, it is argued that students who receive PELL Grants are deemed low-income students. Given that the number of UC Davis PELL Grants recipients in 2000-01 was 5,452 (28 percent of the third quarter enrollment of 19,674 undergraduate students for the same year), therefore, the city should consider the provision of student housing that equals this percentage.

These arguments notwithstanding, the city has assisted in providing student cooperative housing in the past and present student households also occupy subsidized apartments. While the debate about how best to provide student housing will go on, it is anticipated that efforts between the city and UC Davis will result in the provision of needed additional student housing in the future.

6.2 FIVE-YEAR PROJECTED HOUSING NEEDS

Under State Law, regional planning organizations determine the regional housing needs among the jurisdictions in the region. SACOG is the regional planning organization for the Sacramento area. The SACOG's final regional housing needs plan (RHNP) allocates the City of Davis a total of 1,962 units for the current planning period of 2002-07. This sub-section addresses the future housing needs of the city, or simply put, how the city will meet its allocated housing needs. Again the Interim Planning period was January 1, 2000 to June 30, 2002.

It should be noted that several factors contribute to existing and future housing needs within the city notwithstanding the SACOG allocation. These factors include:

- UC Davis Tidal Wave II or projected increase in student enrollment that will result in increased faculty and staff employment.
- Scarcity of new residential developable land within the current city's General Plan land use map. This is partially due to some General Plan land-use policies that address the growth of the city relative to additional residential development.
- The recent southward migration of Bay Area residents. The migration into the Sacramento region including the city by Bay Area residents has increased the pressure on housing demands and costs within the region and the city.

Fair Share Allocation

Table 44 below contains a summary of the city's ability to meet its regional housing needs, commonly known as "fair share". The table reveals that the city has the capacity to meet and exceed its total fair share allocation for the 2002-07 planning period. The city has the capacity to provide a minimum of 357 units more than its fair share allocation.

It should be noted that the 2001 General Plan encourages infill development. Recently, there have been a number of infill residential projects proposed, and some have been approved already. Approval of the entitlement applications for most of the infill projects would most likely result in the increased production of housing for various income groups. Infill projects currently under review include

- Kelly Pointe Apartments - proposing 42 market-rate rental units and 15 affordable rental units; and requiring a conditional use permit approval.
- Rosecreek Unit 9 project proposing 15 very-low-income units, 6 low-income units, 9 moderate-income units, and 65 above-moderate income units; and requiring amendments to the General Plan, South Davis Specific Plan and Zoning.
- Glacier Place project proposing seven affordable units, eight senior units, nine single-family units, eleven detached townhouse units, and a medical office building.
- Others - there are a number of other infill project sites, some in preapplication stage, that would require amendments to the General Plan, or Specific Plans, and/or Zoning. (These are not listed herein because the city has capacity to meet its fair share allocation.)

The city has capacity to provide a minimum of 2,325 units. The city's fair share allocation is 1,962 units. The city's capacity can be grouped into a total of 561 units for lower-income

groups, and 1,764 units for moderate-and-above-moderate income groups. The city's RHNP allocation for lower-income groups is 463 units, and 1,499 units for moderate-and-above-moderate income groups. The city has capacity for 274 low-income units and 287 very-low-income units. This is consistent with HCD guidelines.

There is potential for significant infill residential development to occur during this planning period. There is no accurate estimate of the number and location of these potential infill projects due to many variables. The health of the economy, the owners' decision, nature of entitlement approval required, and other factors affect any infill project's development.

Potential infill development sites include vacant sites within the city designated for urban development including commercial, office, and industrial. Examples are Sutter Davis Urban Reserve sub-area, DJUSD Grande school site, Wildhorse school site, and Chiles/Cowell triangle site.

Other potential development sites are adjacent to the city and designated for agricultural use. Examples are Covell Center and Nishi/Gateway. These sites show possibilities for urban development but face significant community debate and need General Plan amendments. There is potential for residential infill projects being approved during the current planning period, but they cannot be accounted for at this time.

TABLE 44
SUMMARY OF DAVIS FAIR SHARE ANALYSIS FOR 2002-07

		Summary of City's Ability to Meet Fair Share Based on 1/2000 - 2/14/02 COs & Available Zoned Land		
Income Groups	SACOG Fair Share Allocation	City's Capacity 2002-07	SACOG and City #s Difference	Combined Numbers
Very-Low	79	287	+208	561 <i>463 RHNP</i>
Low	384	274	-110	
Moderate	621	729	+108	1,764 <i>1,499 RHNP</i>
Above-Moderate	878	1,035	+183	
Total Units:	1,962	2,325	+357	

Note: Numbers in *italics* in the last column are the combined units' number for very-low and low-income groups and moderate and above-moderate-income groups allocated by SACOG.

Sources: SACOG's RHNP; City of Davis Planning and Building Department

TABLE 45

CITY OF DAVIS ABILITY TO MEET ITS RHNP ALLOCATIONS FOR 2002-07

Built / Issued Certificates of Occupancies	Very-low	Low	Moderate	Above-Mod.
Single-family units Issued Certificates of Occupancy as of 1/1/02 - 2/14/2, excludes affordable and apartment units	-	-	-	631

1501 & 1515 Shasta Dr - Shasta Point - Evergreen Senior	68	-	-	-
1800 Moore Blvd. - Terracina Apartment in Wildhorse	20	50	-	-
1677 Drew Avenue - Allegre Apartment	30	-	122	-
1500 Shasta Drive - Adobe Apartment - Evergreen	30	-	90	-
1752 Drew Ave. - Pacifico Phase I (84 beds/3 = 28 units)	28	-	-	-
4501 Alhambra - Seville Apartment in Mace Ranch	-	-	83	-
2029-2085 5 th Street Condos - Sequoia Villas	-	-	4	10
Cnr of Redbud & Cottonwood - Willowbank #9 for-sale	-	-	8	-
5512-5537 Marden St - El Macero Estate 2 for-sale units	-	-	8	-
Wildhorse For-sale Single Family units built by Morrison	-	-	52	-
40 Parkside Ave.; 801 Oeste Dr.; 326 I St.; 1307 Union Drive; 1930 Haussler - 2nd Units as of February 28, 2003		5		
5503-5539 Tufts - Simmons Estates SF Affordable units			7	
2120+ Cowell Blvd. - Oakshade Commons Apartment	-	-	42	-
3023 Albany Avenue - Owendale (DMHA) Apartment	36	9	-	-
Covell/Catalina/Phoenix Place - 8 Single-family units	-	-	-	8
312 3rd Str. - 4 MF units & 119 E Street - 7 MF units	-	-	7	4
Sub-total	212	64	423	653

Notes:

1. January 1, 2000 to June 30, 2002 was deemed the Interim Planning Period for which local agencies could use to address their ability to meet their fair share allocation. The city has used data available on the number of certificates of occupancy (CO) issued between January 1, 2000 to February 14, 2002 in reporting its ability to meet its fair share allocation. **COs from January 1, 2000 to February 14, 2002** represent only the market-rate single-family units issued COs between January 1, 2000 and February 14, 2002. Affordable housing single-family units issued COs during this period were excluded for the ease of identifying very-low and low income units.
2. Apartment projects do not require allocations. The COs numbers from 1/1/200 to 2/14/02 exclude apartment projects.
3. **Built and/or Certificate of Occupancies Issued** - refers to projects that have received COs, or building permits but not necessarily occupied as of 2/14/02.
4. **Timing for Development of Zoned Sites** - The city does not have control over when property owners choose to develop their parcels.
5. **Infill** projects approved and built or under construction since June 30, 2002 are not included in this table. This table highlights conditions as of June 30, 2002.

Source: City of Davis Planning and Building Department

TABLE 45A - CITY OF DAVIS ABILITY TO MEET ITS RHNP ALLOCATIONS FOR 2002-07				
Zoned But Not Built , or Under Construction (uc)	Very-low	Low	Moderate	Above-Mod.
Jan. 1, 2002 Remaining vacant single-family lots	-	-	-	215
726 Drummond - Oasis Place Subdivision	2	3	18	
3101 5 th Street - Walnut Terrace (Mace Sr. Hsg.) - uc	-	30	-	-
2990 5 th St. - Mace SF for-sale & Land Ded.	-	10	1	-
1212 Alvarado - Almondwood Apartment - uc			5	
NE Cnr of Cowell & Drummond - Oakshade Land Ded.	-	15	-	-

Simmons Estates Subdivision - Along Tufts Street - uc	-	-		24
1818 Moore Blvd - Apartment, Wildhorse	-	-	80	-
404 F Street Mixed-Use (8 Lofts - uc)	-	-	-	8
312/316 D Street - 4 market-rate units	-	-	4	-
Callori (Olive Drive)	-	15	34	-
200 G Street - 4 multifamily units - uc			4	
301 7 th Street (2 Single-family units)			2	
306 Dresbach Way - El Macero Estates 2 Land Ded	-	36	-	-
4100 La Paz Drive - Woodbridge Land Dedication	-	16		-
2412 Sloan Street - Wildhorse Land Dedication	-	59	-	-
1617 Valdora St. - Oakshade - Avalon Apartments			8	
2707 5 th St. - O'Boyle Property			2	7
1760 Drew Ave - Pacifico 2 (28 beds/3 = 9 units) - uc	9	-	-	-
Fifth & Second Streets - Cantrill Development - uc			66	66
Fifth & Second Street - Cantrill Drive affordable site	33	14	6	
1056 Olive Drive - Youmans project - uc			61	62
1056 Olive Drive affordable site, Youmans project	31	12		
Zoned & Under Review; Not Approved Projects				
815 & 818 H Street - Boardwalk Apartment			15	
Sub-total	75	210	306	382
Total of Tables 45 & 45A	287	274	729	1,035

Notes:

1. **Jan. 1, 2002 Remaining vacant single-family lots** - refers to vacant lots in subdivisions in the city that have allocations. Infills do not require allocations, and are not included in the vacant lots' count.
2. **Zoned But Not Built, or Under Construction** - refers to projects that have been zoned for residential development but may or may not have obtained specific entitlement applications such as design review or final planned development, or may be under construction because it has obtained the necessary entitlement approval for development. The projects are entitled by Zoning Ordinance Land Use Map and the General Plan Land Use Map for residential development.
3. **Zoned & Under Review; Not Approved Projects** - refers to projects that have appropriate residential zoning but the property owner has chosen to either increase the number of units otherwise permitted or provide a different type of housing units not explicitly allowed in the zoning.
4. Tables 45 and 45A do not include pending infill projects that require General Plan and/or Specific Plan amendments. The intent is to identify only sites that are already zoned for residential developments relative to the city's ability to meet its fair share allocation for this planning period.

Source: City of Davis Planning and Building Department

Table 45A contains the zoned but not built or under construction sites information relative to the city's ability to meet its regional fair share. It is a continuation of Table 45 above.

The data in the tables do not include any of the potential infill sites that are not currently zoned for residential development. The projects under review included in the tables are those that have residential zoning but are requesting approval of entitlement for additional units, or final planned development and design review approval. Approval of these additional units would result in an

increase to the total number of residential units the city could provide. Student housing needs are discussed earlier in this chapter.

SECTION 6.3 - SPECIAL HOUSING NEEDS GROUPS

The law specifically requires analysis of the special housing needs of the elderly, the disabled, female-headed households, large families, farmworkers and homeless persons and families. The analysis of these identified groups helps a locality to identify groups with the most serious housing needs in order to develop and prioritize responsive programs. The HCD Housing Element Q and A Booklet states that a special assessment starts with the general knowledge of the community's demographics. It also states the housing element should analyze the needs of each group specifically mentioned in the statute and any other group the locality deems appropriate. The analysis should include a discussion of the nature of the special housing need of each group and quantification of the need.

The Davis Household and Population Characteristics are discussed in Section 4 of this document. Each housing need group is further discussed below.

Elderly Households

The 2000 Census shows that there are 1,184 elderly householders (5.2 percent of the total households) in Davis. The 2000 Census shows that 74.5 percent of elderly householders owned and occupied their homes, while 25.5 percent rented. Given the discussions in the overpaying sub-section of this section, the 25.5 percent of elderly households renting are included in the projected overpaying households. So, it is reasonable to conclude that some elderly households renting in Davis may be overpaying.

The 1993 Housing Element identifies seniors or the elderly as having the most urgent need for congregate-care and retirement-home types of housing. Since the 1993 Housing Element adoption, a major congregate-care and retirement facility has been built in the city, University Retirement Community (URC) in Evergreen subdivision. This site contains approximately 200 market-rate and 63 affordable units/beds for seniors. Other elderly housing projects approved since then include Tuscany Villas (6 units), and 30 affordable units in Mace Ranch (Walnut Terrace). The Walnut Terrace project is expected to be completed in 2003.

A need for assisted living sites, especially for low-income seniors, is an emerging need throughout the state. The specific need in Davis is difficult to quantify, but it is expected that 10-20 units of assisted living housing for low-income seniors will be added in this planning period.

It is noteworthy that the trend recently has been the migration of seniors into the Davis area to join loved ones that work or live in Davis. Most of these seniors wish to live near their loved ones but do not wish to live in the same house with them. The URC facilities, for instance, contain some residents in this situation.

Large Households

Given that there is a limited supply of adequately sized house units to accommodate large family households, they are considered a special needs group. Large family households often save for non-housing related expenses, forcing these families to often reside in relatively smaller units, resulting in overcrowded living conditions.

The 2000 Census figures show that there are 1,785 households in Davis with five or more members. This is approximately 7.78 percent of occupied units in Davis (22,948 occupied units). Large households are in need of larger housing units. Large households of low-and very-low- income groups could afford median-rent-priced apartments in Davis, which are generally two-bedroom units. While a two- or three-person household can comfortably fit into a two-bedroom apartment, it is overcrowded for large households of four, five or more persons.

Of the thirty-seven apartment complexes in the city offering subsidized rents, eighteen (about 49 percent) have three- and/or four-bedroom units. This is better than what existed in 1993 when only seven of the twenty-three complexes in the city offering subsidized rents had three- and four-bedroom units. The optimal rental for a large low-income household is a single-family house. Although a single-family rental housing market exists in Davis, it is difficult to analyze. Houses are almost never built as rental units because of the high cost of construction and relatively low rents per square foot. However, it is not possible to design a program to encourage the production of single-family rental housing.

For many students, household size is determined by the size of the unit, and not the other way around. Students renting a large house or apartment, for example, may seek roommates until the unit is full. Families, on the other hand, generally seek units adequate to hold the actual number of members.

The housing being built in Davis is generally large enough to hold all but the largest household. New single-family houses, with few exceptions, have at least three bedrooms and frequently have four or five. Apartments recently built with three-, four- or more bedroom units are tailored to serve student housing needs. Some apartment managers often rent bedrooms rather than the unit. Some students rent larger units because with the help of their roommates they pay reduced rents. These types of arrangements reduce the cost of housing for students. This situation is not typically the case for lower-income non-student large households.

Female-Headed Households with Children

The 2000 Census figures show that there are 1,874 female-headed households and within that, 1,184 female-headed households with children under 18 years. Although not mandated by the law, it should be noted that there are 633 male-headed households in the 2000 Census figures. Single parent households generally have lower incomes and higher living expenses, often making the search for affordable, decent and safe housing more difficult for this group. Single-parent households with children have a greater need for childcare, health care, easy access to transportation and other supportive services. The Census Bureau states that single-parents spend

12 to 25 percent of their income on childcare.

People with Disabilities

The 1990 Census figures show that there were 1,798 households of people with disabilities in Davis. The 1990 Census defined three types of disabilities: work, mobility, and self-care limitations. Disabilities are defined in section 12926 of the Government Code as a mental or physical impairment that limits a major life activity. Physical, mental and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for one's self. People with disabilities often have special housing needs related to potentially limited earning capacity, lack of affordable and accessible housing and higher health costs associated with disability.

Generally, the city is using the estimated census percentage of disabled residents, but adding additional residents known by Citizens Who Care, People's Resources, and SummerHouse, service organizations with significant numbers of disabled clients. However, estimating the number of people with disabilities who need housing is even more difficult.

The 2000 Census data thus released include "Disability Status of the Civilian Noninstitutionalized Population". The 2000 Census revealed that of the 57,215 population for age 5 and over, approximately 5,146 or 9 percent had a disability in 2000. The 2000 Census data below indicates 100 percent for each population age group shown. It contains the 2000 Census disability status.

Davis 2000 Disability Status of the Civilian Noninstitutionalized Population

	Number	Percent
Population 5 years and over	57,215	100%
With a disability	5,146	9.0%
Population 5 to 20 years	16,576	100%
With a disability	960	5.8%
Population 21 to 64 years	36,979	100%
With a disability	3,043	8.2%
Percent employed	-	56.4%
No disability	33,936	91.8
Percent employed	-	75.5%
Population 65 years and over	3,660	100%
With a disability	1,143	31.2%

The percentage of low-income residents with disabilities is proportionately higher than the general population. While not all people with disabilities have low incomes or are unable to work, the sole source of income for many consists of government benefits, including Supplemental Security Income (SSI). As a national average, SSI benefits in 2000 were equal to only 18.5% of the one-person median household income. In 2000, people with disabilities receiving SSI benefits needed to pay, on a national average, 98% of their benefits in order to be

able to rent a modest one-bedroom unit at the HUD fair market rent. In California, the figure is over 101%. In 2000, there was not a single housing market in the country where a person with a disability receiving SSI benefits could afford to rent a modest efficiency or one-bedroom unit. Source: *Priced Out in 2000: The Crisis Continues*, Technical Assistance Collaborative, Inc.

In addition to general fair housing laws that prohibit discrimination in housing on the basis of disability, in recent years the disability community has advocated for support services and housing allowing institutionalized persons with disabilities to have their needs addressed while living in the community, rather than requiring them to live in structured residential settings, nursing homes, or other institutions. In its 1999 *Olmstead* decision, the U.S. Supreme Court affirmed that, under the ADA, unnecessary institutionalization of people with disabilities is a form of disability-based discrimination. These and other circumstances have resulted in an even greater demand for affordable and accessible housing for the disabled persons.

In response to President Bush's *New Freedom Initiative*, in its recent report, *Preliminary Report of Federal Agencies' Actions to Eliminate Barriers and Promote Community Integration*, the U.S. Department of Health and Human Services noted the following:

"The lack of accessible, affordable housing continues to present a major barrier to the participation of people with disabilities in their communities and in the economic life of the nation. There exists a full range of housing barriers, manifesting themselves differently depending on geographic location, available services, infrastructure arrangements, and whether the individual is currently living in a community or an institutional setting.

There currently is not enough appropriate or affordable housing for those people with disabilities who already live somewhere in the community. As more people with disabilities leave institutions to enter community life, this housing shortage will become even more acute. There are an insufficient number of accessible privately owned rental units in some housing markets in the nation, often resulting in families with general or targeted vouchers having an extremely difficult time locating an accessible unit that meets their needs."

Federal and state law, including Section 504 of the Rehabilitation Act of 1973 (Section 504), the federal Fair Housing Amendments Act of 1988 (FHAA), the California Fair Employment and Housing Act, and Title 24 of the California Code of Regulations, contain minimum accessibility requirements for housing. The City enforces these requirements through the building permit plan check process.

Section 504, for example, requires that housing developments that receive federal funds ensure that newly constructed or substantially rehabilitated facilities be made fully accessible (e.g., repositionable kitchen countertops). Section 504 requires that a minimum of 5% of covered housing units be fully accessible for people with mobility impairments and that a minimum of 2% of the housing units are made accessible to people with hearing or vision impairments. For alterations to existing housing facilities that do not constitute substantial rehabilitation, the alterations must, to the maximum extent feasible, be made readily accessible and usable by people with disabilities.

Section 504 also requires that accessible units first be offered to a qualified individual with disabilities currently residing in a non-accessible unit in the same project or comparable projects under common control. If there are no such persons, then the unit must be offered to the next available qualified individual with disabilities on its waiting list who needs the accessibility features of the unit.

Under the FHAA, all multi-family units constructed for first occupancy after March 1991 must meet minimum accessibility requirements if they are on the ground floor or served by an elevator. This includes condominiums as well as apartments. State law also requires basic accessibility requirements for ground floor or elevator-served units.

Despite laws and regulations governing accessible housing requirements, progress has been slow nationwide. There is still not enough existing accessible housing to meet the demand nationwide. One reason is the difficulty in enforcing fair housing laws. Developers, project managers and landlords are often unaware of, or have been slow to incorporate fair housing and accessible housing requirements into the construction and management of new housing or the rehabilitation of existing housing. As a result, many new housing units are unavailable and inaccessible to people with disabilities.

Unfortunately, when building affordable housing, developers often give primary consideration to neighbor concerns, which are often at the expense of accessibility needs. For example, many communities prefer a townhouse style, which includes both an upstairs and a downstairs in each unit, over stacked units where the bottom and top floors are separate units. For people with mobility impairments, the townhouse model is problematic as there is no access to the upstairs and the apartments are thus unusable to a resident to care for children or to have full access to his or her home. It appears that based on a need for more accessible housing, the City should encourage affordable housing providers to build fewer townhouse style units.

Some individuals with physical disabilities require housing that is both affordable and adapted to their physical impairments. There is often a need for supportive services in addition to housing, such as assistance with daily life activities, in-home assistance, and social services such as employment training, counseling, benefits advocacy, and independent living skills. In recognition of these facts, the disabled housing projects built since the 1993 Housing Element, include Summer House Group Home (counted as 12 units, one per bed) and 21 units for National Handicapped Housing Institute (NHHI).

One often overlooked type of housing for people with disabilities is transitional housing for people with mental disabilities. In Yolo County and Davis, transitional housing for people with mental disabilities is provided by entities like YCCC and Pine Tree Gardens. Given a recent bid to increase its facilities in Davis by Pine Tree Gardens, it is safe to state that there is a housing need for this group of people with disabilities.

Accessibility for people with disabilities in all its forms cannot be over-emphasized. Several federal, state, and local laws require and encourage provision of easy access in its varying forms.

This Housing Element contains policies that encourage construction of accessible and visitability-friendly new units.

Emergency Housing - Homeless Persons and Families

Those in need of emergency housing may be separated into two groups: those who are temporarily displaced and the homeless. Generally, a person is considered homeless when the person or family:

- Lacks a fixed and regular night-time residence, or
- Has a primary night-time residence that is a supervised publicly-operated shelter designated for providing temporary living accommodations, or
- Is residing in a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings.

Due to lack of accurate and current data it is very difficult to quantify the homeless population in a given community. There is a need for accommodation for those unwilling or unable to enter an existing shelter program. SACOG's Housing Market Report figures estimate that there are approximately 1,100 homeless persons in Yolo County. There are no estimates provided for city. However, in March and April 2000, the Yolo County Homeless Coordinator, Sergei Shkurkin, conducted a census of all homeless people in the County. The goal of the census was to obtain a head count of all homeless people and to interview as many of them as possible. This effort was part of the overall mission of the Homeless Coordination Project to understand the issue of homelessness in Yolo County, develop programmatic solutions to address those issues, and to maximize internal and external resources to implement appropriate programmatic solutions. The survey findings include the fact that there has been an increase in the number of unsheltered homeless in Davis, and that there have been no new shelter beds added in Davis since 1994. Also the report notes that Davis has secured funding for and is doubling the number of shelter beds in the community in 2001. Regarding the doubling of shelter beds in Davis, the report states, "Our research indicates that this will reverse the trend noted in our study of homelessness increasing in Davis." This funding was secured and the doubling of shelter beds did occur.

Detailing its survey analysis for Davis, the report contains the data below.

Davis		Unsheltered outside or in cars	Self-sheltered	Agency- sheltered
1995	n=10	8	-	Not counted
2000	n=34	16	4	15

- "The age of the homeless population is the first of several areas where Davis runs counter to the overall trend. The trend in the entire county is toward an increasingly

older homeless population. In Davis, the median age in 1995 was 38; median age in 2000 was 37.

- Unlike the other locations, there are no dependent children accompanying the homeless adults in Davis.
- Davis has the most highly educated homeless population. While 80 percent of the population of homeless people in the entire county are high school dropouts, in Davis, 79 percent of the homeless have high school diplomas. This figure remains unchanged from 1995. In 2000, 8 of the 34 respondents or 23 percent had a bachelor's degree or higher as compared to none in 1995.
- Davis also runs counter to the general trend of homeless people becoming more accepting of agency rules and regulations. In 1995 two of the 10 or 20 percent of respondents reported having declined services due to rules and regulations. In 2000 16 of the 34 or 47 percent reported having declined services due to rules and regulations.
- The homeless are settling into Davis as at the other locations. In 1995, 5 out of the 10 respondents or 50 percent had been living in Davis for less than a year. In 2000 seven of the 34 respondents or 21 percent had been living in Davis for less than a year.
- Davis is also different from the other locations and the county as a whole in terms of the length of time since the last Doctor visit. While the other locations and the county have dramatically reduced the average length of time since the last doctor visit, it has more than doubled in Davis. The average length of time has increased from 149 days in 1995 to 354 days in 2000.
- The homeless in Davis have significantly increased income by working. In 1995, no respondents reported income from work or odd jobs. In 2000, ten of the 34 respondents or 29 percent reported income from working.
- In 1995, three out of ten respondents (33 percent) were military veterans. In 2000, five out of the 34 respondents (15 percent) were military veterans. This almost perfectly mirrors the county as a whole.
- In 1995, three out of the ten respondents (33 percent) reported active drug habits. In 2000, 19 out of the 34 respondents (56 percent) reported active drug habits. Here again, the data from Davis are countering the trends in the other locations and the county as a whole."

The report summarizes that in Davis, the homeless are slipping backward on several key indicators of drug use, health care, and trust between clients and the agencies. Also the report notes that the homeless of Davis are much better educated than the other locations.

Homeless people often fall through the cracks and are difficult to count. In addition, determining whether a household is homeless can be difficult. This is because of many factors, which include some families that "double-up" thereby having two households share one unit, or some families that stay with friends or relatives in an impermanent arrangement.

While many homeless people are unemployed, very-low and low-income employed persons often are homeless or unable to find permanent housing. A major problem for these working but very-low or low-income people is saving enough money to pay deposits on rental housing. Often working people and families earning low incomes and without the savings to pay deposits on rental housing live in housing rented by the week. This short-term rental situation, such as motels, while affordable in the sense that the units can be rented without a deposit, are generally unsuitable for families, and almost always more expensive on a monthly basis than permanent housing such as apartments and rental houses. Because they must pay an even greater proportion of their income for housing when paying rent by the week, saving up the money for a deposit on an apartment or house is even harder, and often impossible.

Homelessness is not an issue that stops at the city limits. It is a regional problem. Thus, it is being addressed on a countywide basis. Davis, along with the Cities of Winters, Woodland and West Sacramento, contracts with Yolo County for the services of the Yolo County Homeless Coordinator. In addition, the city is contributing to the operation of the county's cold weather shelter, located in Woodland. Homeless persons in Davis are eligible for bus vouchers for transportation to the shelter and motel vouchers provided through STEAC. In Yolo County, the largest number of homeless persons are served in either Woodland, by the Yolo Wayfarer Center, or in West Sacramento, by the West Sacramento Resource Center. The Yolo Wayfarer Center has a scattered Site Shelter program, and Cold Weather Shelter program.

There have also been dynamic changes in the homeless population in 2001 and early 2002, owing most likely to significant policy changes in nearby cities. The City of Sacramento has been significantly increasing enforcement of camping and inebriation ordinances, encouraging homeless people to leave public areas. During the summer of 2001, a significantly larger number of homeless people came to Davis, and then left as the seasons changed. In Woodland, the city has approved a new ordinance prohibiting public camping. While Woodland is significantly expanding its shelter space, homeless individuals not desiring or ineligible for shelters are coming to Davis from Woodland. As a result, the city is considering expansion of services to homeless individuals. Recently, the city cooperated in a grant application to expand services to mentally ill homeless people. The city has recently adopted open container ordinance, a camping ordinance, and strategies to mitigate the inherent problems of increasing numbers of homeless individuals sharing public spaces with local businesses, customers and children participating in programs in local parks.

Existing programs providing services to the homeless include referrals to Salvation Army shelters in West Sacramento and Woodland, and referral to Yolo County Community Partnership programs in Woodland and West Sacramento. The Davis Police Department administers a Salvation Army fund that can pay for meals or sometimes a room for the night for transient homeless. The need for transitional housing for the homeless, in addition to existing and

proposed transitional housing for the homeless is difficult to determine. An emergency shelter could meet the need for transitional housing as well as shorter-term shelter housing until the need can be accurately determined.

Davis Community Meals (DCM) has 16 beds, 14 for transitional housing, and 5 scattered sites including at least 20 beds for families. At these shelters DCM provides counseling, life skills, substance abuse counseling, public benefits advising, referrals to permanent housing, a resource center, laundry facilities, and meals. Homeless individuals and families are eligible. The average occupancy is 86% with four or five people being turned away each year because of lack of space. Most others refused are refused shelter for mental health and substance use issues. It is important to note that there are both homeless families and individuals in need of transitional assistance. The vacancy rate discussed above is for services to homeless individuals. There are rarely any vacancies for transitional housing, which serves homeless families.

The Sexual Assault and Domestic Violence Center (SADVC) provides 30 beds in the Davis area, caring for seven or eight families at a time. They also have two or three scattered sites for transitional housing referral with partners in West Sacramento and Woodland, as well as four out of county beds. Their services are equivalent to those of DCM and are available to families who meet criteria related to domestic violence: no other safe housing option, no substance abuse, and no severe mental illness. SADVC reports no waiting list as the organization works closely with other shelters to make sure that all families can be sheltered in nearby communities as needed.

YCCC currently has 6 beds available with a 14-bed expansion under construction. They offer transitional housing, counseling, eligibility assistance, transit to health care, permanent housing placement, and laundry facilities. YCCC is open to homeless, single, mentally ill or disabled adults. Their expansion is greatly needed as 127 people were turned away last year because of lack of space.

Pine Tree Gardens provides housing to mentally ill and disabled single adults. They provide 32 beds, some transitional some not, as residents may stay three months and others several years. Pine Tree Gardens offers counseling, eligibility assistance, transit to health care, permanent housing, job coaching, AA/NA groups, recreation programs, and laundry facilities.

STEAC offers food, clothing, vouchers, and household items. Very-low income Davis residents are eligible--their current client base is 47% children and 59% families.

Other county services are coordinated by the Yolo County Homeless Coalition and include Transitional Housing for Families in Woodland and West Sacramento, Cold Weather Shelter in Woodland, and the Homeless Resource Center in West Sacramento. These organizations offer much the same services as DCM and are open to the homeless in Davis.

Table 46 below is a brief summary of organizations in Davis that provide temporary and other services to homeless persons and families. The table contains the number of units or beds the entity has, and the types of services it provides.

TABLE 46
ORGANIZATIONS IN DAVIS PROVIDING ASSISTANCE

Group	No. of Units /Beds	Services provided
STEAC	None	Food; Clothing; Hotel Vouchers; Household Items
DCM	16 Beds, 2 reserved for shelter; 5 scattered sites including at least 20 beds	Counseling; Shelter; Life Skills; Substance Abuse Counseling; Pub. Benefits Advising; Referral to Perm.; Housing; Resource Center; Laundry; Food; Meals
SADVC	30 Beds in Davis shelter; 7-8 families at a time; 2-3 scattered sites for transitional housing referral with partners in West Sac and Woodland; 4 out-of-county beds available in Sacramento, Placer and El Dorado County.	Counseling; Shelter; Life Skills; Substance Abuse counseling; Pub. Benefits Advising; -Referral to Perm. Housing; Resource Center; Laundry; Food; Meals; School Transport; Tutoring
YCCC	6 Beds in current project, 14 bed expansion under construction	Transitional Housing; Counseling; Eligibility Assistance; Transit to Health Care; Laundry; Permanent Housing Placement
Pine Tree Gardens	32 beds of "transitional" housing; it depends on whether the housing is for transitional or permanent -- some residents stay several years and many stay for 3-6 months.	Counseling; Eligibility Assistance; Transit to Health Care; Laundry; Permanent Housing; Job Coaching; AA/NA Groups; Recreation Program

The American Red Cross provides disaster assistance in small and large emergencies. Households displaced as a result of fire, for example, will be placed in local motels. In a large disaster, such as a flood, people would be given emergency shelter in several public buildings in the city and/or on the UC Davis campus.

It is also recognized that there is a portion of the homeless population that is resistant to service. The primary causes of this resistance are reported to be alcohol and drug use, mental illness and homelessness as a lifestyle. Notwithstanding the circumstances that lead people to resist homeless services, there is a need for homeless and transitional housing focusing on the needs of people with substance abuse and mental health issues. There is also a significant need for supportive housing for people leaving homelessness and who are at risk of homelessness because of disabilities. It is recognized that supportive housing is not just for homeless people, but also can serve teens leaving foster care, the elderly, the disabled and people leaving violent homes.

Farmworkers

Davis is situated in an agricultural area. The need for housing for farmworkers in the city cannot be precisely determined. However, seven assisted affordable units are provided for farmworkers in Davis. These are passive solar units previously owned by the city and scattered throughout the city. They are rented to very-low income farmworkers and managed by the Yolo County Housing Authority.

The 1990 and 2000 Census contain no farmworker figures for the city. The 2000 Census indicates that 114 persons identified their occupation as being "Farming, fishing, and forestry". Given the existence of UC Davis College of Agriculture and California State Department of Forest that are in Davis, it is likely that employees of the two agencies are the people identified.

TABLE 47
YOLO COUNTY FARMWORKERS 2001

Adjusted MSFW* Estimates	Migrant Farmworker	Seasonal Farmworker	Non-Farmworker in Migrant Households	Non-Farmworker in Seasonal Households	MSFW Farmworker and Non Farmworker
14,794	6,850	7,944	2,517	9,015	26,326

Source: Regional Housing Needs Plan for the SACOG Region

Approximately 6,900 persons were directly employed in agriculture in Yolo County according to the State of California Employment Development Department (EDD) June 2000 report. SACOG estimates that there are 7,944 seasonal farmworkers and 6,850 migrant farmworkers in Yolo County. According to the Regional Housing Needs Plan (RHNP) adopted for the SACOG region, estimating farmworkers and those households associated with farm work within the state is extremely difficult. Traditional sources of population estimates, including the census, have tended to significantly underestimate the farmworker population. The RHNP reports that there are a total of 26,236 farmworker related persons residing in Yolo County. However, no estimates are provided for Davis.

Consultation with state the Employment Development Department (EDD) revealed that the EDD has no specific numbers for farmworkers for the Davis area or any other similar area in California. The EDD indicates that its surveys conducted for the Department of Labor are on housing inspections in various areas, and wage surveys. However, The EDD report on Labor Market Information - Industry Trends and Outlook, 1997-2004 Yolo County contains the following statements:

"... Yolo County is becoming a life sciences research center, largely due to the presence of the University of California Davis and local efforts to preserve Yolo County's agricultural economy and encourage biotechnology research and development. ...

Agricultural and chemical production will also grow, mostly related to agricultural industries. The food-processing sector will decline due to the closure of a tomato processing plant, but some of the loss will be offset due to gains associated with increasing wine production in Yolo County. Other food processing jobs may decline slightly, due to plant automation and productivity improvements."

A closer look at the surrounding farming activities within the Davis sphere of influence show that tomato farming is giving way to other crops, such as grapes, corn and sunflower. It is likely that there are laborers in farming or food processing within the Davis city limits. However, there is no data to support that these groups of farmworkers housing needs cannot be served through existing affordable housing offered to persons of lower-income groups in the city. Farmworkers may be served similar to many other groups of lower-income workers in the Davis area. The existing housing policies support provision of housing for all lower-income groups and discourage discrimination against any group.

The available farmworker data beyond the 1990 Census is a farmworker needs assessment that was conducted in 1995 by the Rural California Housing Corporation. The purpose of the study was to determine the adequacy, supply, and affordability of farmworker housing in Yolo County and to identify grower/contractor concerns regarding housing and their future needs for labor. The study did not isolate the Davis, therefore, no specific data exist for the city. Of the 202 in-field interviews, which took place throughout 1995, 29 percent were found to be permanent employees, working more than 10 months in Yolo County or the vicinity. Thirty-nine percent were classified as local seasonal workers, who are permanent residents of Yolo County and work less than 10 months, and 21 percent were classified as migrants, who travel more than 50 miles to find work in agriculture. Another 11 percent did not fall securely under any of the above categories and were classified as seasonal migrant workers. Seasonal migrants considered Yolo County to be their permanent residence however they owned a home outside the County (usually Mexico) where their family resided permanently.

There are presently two State Migrant Centers in Yolo County, (i.e. housing units that are constructed and managed by the state, through the County Housing Authority, to house migrant farmworker families). The two facilities are located near Davis and Madison. The center located near Davis has 75 units and houses 350 to 380 persons annually. Both these centers are currently running at full capacity and have no further room for migrant families or individuals. The Davis Migrant Center, located outside of the planning area, seven miles south of El Maccro, houses 72 families of seasonal farmworkers each season (from the beginning of May to the end of October). Many of these families would like to remain in Davis permanently, among other reasons, because they have been offered year-round jobs on farms and ranches in the area, and because they would like to keep their children in the same schools all year. This is a challenge because the income of the families is not stable during the year and because work patterns can lead the head of the household out of the area several times per year. In addition, migrant farmworkers who wish to find permanent housing often encounter the same problem discussed above of finding the money for deposits on housing they could otherwise afford.

The Yolo County Housing Authority has reported that farmworker households have gotten smaller and very large families no longer predominate, as they did in the past. As of 2001, the Office of Migrant Education for the Davis Joint Unified School District has records of service to 79 children of farmworker families in the Davis area. This information covers only those households with school-age children who work on farms or in local farm businesses. There are likely to be other farmworker households without children also living in Davis. These farmworker households are not likely to have unique characteristics, which limit the type of housing suitable for the household, other than ability to pay.

The Bay Area Economics company conducted a Housing Needs Assessment for the city in 1996. This report discussed farmworker-housing needs. It concluded by stating that it appears that there is a relatively small farmworker population living in Davis and surrounding areas but that additional farmworkers would live in Davis, given opportunities for affordable housing. It further concluded that due to the long growing season, and the ability of many farmworkers to find consistent employment for most of the year, housing for resident farmworkers appears to be in need, in addition to the ongoing need to accommodate the housing needs of migrant farmworkers. The report added that "the Yolo County Community Development Department has commissioned a study of farmworker housing needs, which is due out soon. This document may provide additional information that would serve to inform the City of Davis about local farmworker housing needs." The document, Farmworker Housing Survey, had been released and it offered no new information regarding whether there are farmworkers in Davis or on their numbers.

The findings contained in the summary section of the Farmworker Housing Survey conducted by Yolo County include the following statement:

"The survey results indicate that basic housing needs of farmworkers in Yolo County are being met by the existing housing stock. None of the farmworkers interviewed during the course of the study indicated they were homeless or living outside of permanent shelters. The 1995 Yolo County Homeless Survey confirms that the homeless population in Yolo County does not include farmworkers or their families..."

The Rural California Housing Corporation conducted this survey for Yolo County. The survey was a farmworker needs assessment for the purpose of determining the adequacy, supply, and affordability of farmworker housing in Yolo County and to identify grower/contractor concerns regarding housing and their future needs for labor.

Given the above discussions, it is useful to differentiate between migrant and permanent farmworkers. Generally, migrant farmworkers move around where job opportunities exist, while permanent farmworkers, which could range from workers on the farm to workers in agriculture related industries, remain in one place permanently. Given the minimal seasonal farming within the Davis sphere of influence and the loss of the Hunt Wesson tomato plant, it could be argued that it is likely that seasonal or migrant farmworkers may not be prominent in the Davis area. However, the contrary may be the case for permanent farmworkers. It should be noted, however,

that any low-income permanent farmworker would have the same opportunity relative to affordable housing opportunities in Davis as any other group of low-income persons.

Low-Income Minority Households

The 2000 Census indicated a small proportion of racial minorities in Davis. In 1990, there was a small proportion of racial minorities also. Table 48 below shows the 2000 racial breakdown for one race. The 2000 Census changed the way the races were enumerated. The change makes it difficult to accurately compare past racial data with the 2000 data. Table 6 of this report contains additional information on racial composition in 2000.

In 1990, the ratio of low-income households was higher for minorities. This ratio ranged from 63.2% for Hispanics to 69.3% for blacks and 70.0% for Asians, while 45.0% of white households are low-income. It does not appear logical to extrapolate the percentage for 2000 given that the 1990 and 2000 data cannot be accurately compared. Given that this group is so small now similar to 1990, no special programs other than a program of investigating and prosecuting cases of housing discrimination are necessary. Low-income minority households would, of course, benefit from all programs for low-income households. The city maintains a Fair Housing and Employment Program that is widely publicized throughout the community. This mediation-based program investigates claims of discrimination and resolves the housing complaints locally, when possible. The Parks and Community Services Department oversees this program.

Low-income minority households would, of course, benefit from all programs for low-income households. In fact, outreach to underrepresented groups in Davis has been successful in affordable housing projects in Davis. The city's *Analysis to Impediments to Fair Housing* notes that federally-funded affordable housing projects in Davis have 37 percent more minority households than the city as a whole.

The released poverty status for the 2000 Census is for families. It does not include a minority breakdown. It states that 609 families were below poverty level in 1999, and that 335 of the families consisted of a female householder with no husband present.

TABLE 48		
2000 Census Ethnic Percentage Breakdown for City of Davis		
RACE	Number	Percent
Total population	60,308	100.0
One race	57,372	95.1
White	42,256	70.1
Black or African American	1,417	2.3
American Indian and Alaska Native	407	0.7
Asian	10,576	17.5
Native Hawaiian and Other Pacific Islander	144	0.2

Some other race	2,572	4.3
Two or more races	2,936	4.9
Source: 2000 Census		

6.4 CONVERSION OF ASSISTED HOUSING DEVELOPMENTS

In Davis, there are currently 39 housing complexes reserved for very-low, low, or moderate-income households, with a total of 1,372 subsidized units/bedrooms. Table 49 below contains data for subsidized apartment complexes with subsidy end dates. It also contains the types of subsidies that are applicable to the complex. Since the 1993 Housing Element adoption, 39 units have opted out from the Section 8 provision. Approximately 52 units are in the process of opting out. The 52 units are in four complexes. The units at risk of conversion to market-rate housing are in older complexes, which may have an unidentified need for rehabilitation, as well. In 1993, there were 23 housing complexes reserved for very-low, low, or moderate-income households, with a total of 700 subsidized units. Since 1993 approximately 16 new housing complexes have been added, with a total of 711 units/beds. These were financed through a variety of local, state, and federal programs, and are located throughout Davis.

The city has a number of resources for assisting in the creation of affordable housing and the preservation of existing subsidized housing. The most important, land obtained through developer dedications, is discussed in the section on the Affordable Housing Ordinance (Section 4.5 of this Element). The other resources are other city-owned land (not suitable for housing preservation projects), the Community Development Block Grant, the Housing Trust Fund, and the Redevelopment Agency Low and Moderate Income Housing Fund.

Community Development Block Grant

The federal Department of Housing and Urban Development (HUD) funds the Community Development Block Grant (CDBG) program. The city receives approximately \$950,000 per year to be used to benefit low-income households and individuals. The city has allocated approximately one-third to one-half its CDBG funds to various housing activities. Assisted housing developments at risk of conversion to market-priced housing can be preserved with CDBG funds.

City of Davis Housing Trust Fund

The Housing Trust Fund was established by the city to receive in-lieu payments for affordable housing. Contributions also come from payment of second mortgages on homes built under the affordable housing program. Because this is not a federal or state program, the city has a great deal of discretion in use of the funds. The Housing Trust Fund has been

used in the development of the following projects: Davis Mutual Housing Association Twin Pines project, Solar Community Housing Association's Homestead Cooperative, CHOC Windmere II, and DCC Pacifico.

Redevelopment Low and Moderate Income Housing Fund

As required by state law, the Redevelopment Agency sets aside 20 percent of the tax increment revenue to increase and improve the supply of housing for low and moderate income households. These funds may be used anywhere within the city limits. Use outside the project area, however, would require a determination by the Redevelopment Agency that the use benefits the project area.

Revenues accruing to the Low and Moderate-Income Housing Fund have amounted to approximately \$900,000 per year. Over \$3 million has been allocated to provide subsidy loans to DMHA Owendale and CHOC Walnut Terrace.

Funds accrue to the Redevelopment Low and Moderate-Income Housing Fund as assessed values increase within the project area. Increased revenues will result from rising property values within the project area, property transfers leading to re-assessment, and new development or redevelopment of under-utilized land. The Redevelopment Agency is working to extend the term of the project area, which will increase the future contributions to this fund by millions of dollars.

HOME

The city is an entitlement jurisdiction for the Federal Home Investment Partnership Program. Funds of \$600,000 to \$700,000 per year must be used for affordable housing to benefit low-income households. Similar to the CDBG program, the Social Services Commission makes the HOME funding recommendations.

Other resources

In addition to city-controlled resources, state and federal funding programs (such as those from the Low-Income Housing Preservation and Resident Homeownership Act) are available to assist preservation efforts. Eligible recipients for these funds include nonprofit agencies and the city itself.

TABLE 49
SUBSIDIZED HOUSING IN DAVIS WITH SUBSIDY END-DATES

Complex	Address	Total Units	Affordable Units	Bedroom Types	Subsidy Program	Subsidy End Date
Adobe	1500 Shasta Dr	120	30	2,3,4		
Alhambra	4500 Alhambra Dr	160	160	1,2,3,4	FHA	
Allegre	1677 Drew Circle	152	17	2,3,4	FHA	
Almondwood	1212 Alvarado Ave.	95	19	1, 2, 3	FHA 221d4	2002
Anderson Place	1850 Hanover Drive	240	240	S, 1, 2	FHA 236	12/1990
Arlington Farms	2900 Portage Bay	138	28	1, 2, 3, 4	CHFA	11/2018
Brush Creek	1333 Arlington Blvd.	80	17	2	FHA 221d4	10/2000
Cambridge Glen	4849 El Cemente Ave.	125	25	1, 2, 3, 4	CHFA	2015
Chaparral	2689 Sycamore Lane	60	12	1, 2, 3	City MRB	4/2003
Clubside	1050 Lake Boulevard	48	11	2	FHA 221d4	11/2000
Cranbrook South	920 Cranbrook Ct.	40	40	1, 2	FHA 236	12/1992
Davisville (Snrs)	1111 Kennedy Place	70	70	1, 2	FHA 221d4	2/1994
Eastlake	1420 Lake Boulevard	40	8	1	City MRB	4/2003
El Macero Village	4735 Cowell Blvd.	104	21	1, 2	FHA 221d4	12/2001
Farmworker Units	Scattered Site	7	7	3, 4	City FMHA	Permanent
Fox Creek	1515 Valdora St	36	36	1,2,3	RA, HCD	Permanent
Heather Glen	2324 Shasta Dr	62	62	2,3	RA, HCD	Permanent
Homestead Co-op	2610 Gambling Court	15	15	1,2,3	City, HCD	
La Salle	880 Alvarado Ave.	98	20	1, 2, 3, 4	City MRB	4/2003
Le Tournesol	2640 Portage Bay	45	9	2	FHA 221d4	12/2001
Olive Court	1414 Olive Dr.	24	24	2	City, HCD, CHFA	Permanent
Olympic Cottages	1707 Olympic Drive	12	1		City, Other	Permanent
Parque Plaza	690 Alvarado Ave.	53	16	1, 2	FHA 221d4	11/2000
Pepperwood	2222 Sycamore Lane	40	8	2	FHA 221d4	11/2001
Rosa Parks (DCH)	1205 Fifth Street	10	10	1, 2	City, HCD, CHFA	Permanent
Rosewood Park	616 Ohlone	36	36	1,2,3		Permanent
Sequoia	2255 Sycamore Lane	50	10	1, 2	City MRB	4/2003
SADVC	(Confidential)	26 beds	26beds	beds	City, Other	Permanent
Sharps & Flats	1660 Drew Ave	132	34	2,3,4	FHA	Permanent
Sojourner Truth	1220 Fifth Street	14	14	2	City, HCD, CHFA	Permanent
Sorrento	1540 Valdora St	108	22	2,3,4		
Suntree	2033 F Street	95	60	2, 3, 4	CHFA S8	12/1994
Summer House	2525 E. 8 th St	15	12	1/Bedrm	City, HUD	Permanent
Temescal	2477 Sycamore Lane	100	20	1, 2	City MRB	4/2003
Terracina	1800 Moore Blvd	70	70	2,3,4	City, LIHTC	Permanent
Tuscany Villas	2526 E. 8 th St	30	30	2,3		Permanent
Twin Pines	3333 F Street	36	36	1,2,3	City, LIHTC	Permanent

University House	320 K Street	48	11	2	FHA 221d4	3/1990
Villa Calabria	2537 E. 8 th St	6	6	1,2	City, HCD	Permanent
Willow Glen	310 Becerra Way	12	12	1,2	City, HCD	Permanent
Windmere I & II	303-3100 5 th St	106	106	2,3	City, HCD	Permanent

Notes:

- **FHA 221d4** One of the Federal Housing Administration (FHA) Low Income Housing Tax Credit programs-- 221(d)(4) for new construction/substantial rehabilitation programs
- **FHA 236** Federal Housing Administration (FHA) Section 236 --
Mortgage Insurance for Subsidized Rental Housing Projects
- **CHFA** California Housing Financing Agency (now known as CalHFA)
- **FHA 221d4** One of the Federal Housing Administration (FHA) Low Income Housing Tax Credit programs-- 221(d)(4) for new construction/substantial rehabilitation programs
- **FHA 236** Federal Housing Administration (FHA) Section 236 --
Mortgage Insurance for Subsidized Rental Housing Projects
- **City FMHA** City of Davis Farmer's Home Administration Loan--Used for Famrworker Housing in late 1980s
- **City, HCD, CHFA** City of Davis, Department of Housing and Community Development, California Housing Financing Agency (now known as CalHFA)
- **FHA 221d4** One of the Federal Housing Administration (FHA) Low Income Housing Tax Credit programs-- 221(d)(4) for new construction/substantial rehabilitation programs
- **City, HCD, CHFA** City of Davis, Department of Housing and Community Development, California Housing Financing Agency (now known as CalHFA)
- **City MRB** Mortgage Revenue Bond. The city borrows money and lend it to the project.
- **CHFA S8** Check to the context of the use of this phrase, but I think it means the CalHFA Section 202 refinancing program to preserve Section 8 housing. CalHFA calls this the HUD Section 202 Refinancing Program.

Source: City of Davis, Planning and Building Department

Table 49A below contains the subsidized projects that their end dates expired, or opted out, or are in the process of opting out from their affordable program.

TABLE 49A	
SUBSIDIZED PROJECTS OPTED OUT OR IN PROCESS OF OPTING OUT	
Projects	Units
University House	11
Clubside Apartments	11
Brush Creek Apartments	17
Parque Plaza Apartments	16
Pepperwood Apartments	8
Almondwood Apartments	19
Le Tournesol Apartments	9
Total	91

7. ABILITY TO MEET PROJECTED NEED

7.0 ABILITY TO MEET FAIR SHARE ALLOCATION

State Housing Element law requires an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment. A thorough inventory makes possible an analysis of the residential capacity of a community and indicates both the problems and possibilities for new housing. This Housing Element assesses the realistic capacity based on General Plan and zoning land use designations. The city has and continues to evaluate several scenarios for provision of additional residential units. The analysis for the ability to meet fair share allocation in this Housing Element does not include sites that would require amendments to these plans and the zoning ordinance. This is because the city has adequate capacity to meet and exceed its regional fair share allocation based on existing residential designated parcels.

This Housing Element identifies housing needs beyond the fair share allocations. It contains policies that attempt to meet the needs identified. Section 6 of this document contains the housing needs analysis, and the tables that show that the city has capacity to meet and exceed its regional fair share allocation. Table 50 below summarizes the tables in Section 6 dealing with ability to meet fair share allocation. The table shows that the city has capacity to provide a minimum total of 357 units above its regional fair share allocation.

TABLE 50 HOUSING UNITS PROVIDED FOR IN THE GENERAL PLAN BY INCOME LEVELS' AFFORDABILITY, 2002-07		
Income Levels	Projected Units to Show Ability to Meet Fair Share	SACOG's Allocation / Fair Share
Very-Low and Low-income	561	463
Moderate-income	729	621
Above-Moderate- income	1,035	878
Total	2,325	1,962
Sources: SACOG's RHNP; City of Davis Planning and Building Department		

New Residential Developments

The Housing Element contains several policies that require provision of affordable housing when new residential projects are proposed. This is to ensure that affordable housing is provided to the maximum extent possible. The purposes of the affordable housing requirement include provision of "affordable" housing to the impacted segment of the community, (i.e., households of extremely-low, very-low, low and moderate-income). There are some policies in the current Housing Element that were not in the 2001 General Plan Housing Element. Some of these new policies require and encourage permanent affordability for all new affordable housing projects. However, the policies recognized that there might be when permanent affordability is not feasible and at such times, the policies require full recapture of all city subsidies. The intent for

these new policies is to ensure that affordable housing units remain affordable for the longest possible time, and if not possible, that the city subsidies are recovered to assist another very-low, low or moderate-income household. Also, some new policies call for preservation of existing affordable units, including Section 8.

All new residential developments are required to provide a percentage of the units created as affordable units. The General Plan policies requiring inclusionary zoning standards for all new residential projects are summarized below.

- 25 percent of ownership units in new projects will be provided as for-sale and self-help units and made available at affordable levels to very-low, low and moderate-income households, and
- 25 percent of rental units or multifamily projects containing 5 to 19 units will be made available at affordable levels to very-low and low-income households; and 35 percent of rental units or multifamily projects containing 20 or more units will be made available at affordable levels to very-low and low-income households.

The basic assumption for the above policies is that moderate-income households can afford market-rate apartments. This assumption is supported by discussion in this document about rental affordability of various income levels based in family and household incomes. The projected need for housing affordable to moderate-income households could be met by the combination of market-rate apartments, subsidized apartments, or the affordable ownership housing requirements. The affordable housing policies ensure that all segments of the community are provided housing in new residential projects. Other assumptions include 1) the market-rate for-sale units are for the above-moderate income households, 2) the affordable for-sale and self-help units are for very-low, low and moderate-income households, and 3) market-rate rental units are for moderate to above-moderate-income households.

Affordable Housing Task Force

The Affordable Housing Task Force was created in September of 2001 by the City Council with the charge of evaluating housing needs, suggesting changes to the Affordable Housing Ordinance, and reviewing this update to the Housing Element of the General Plan. The Affordable Housing Task Force is currently reviewing for update the Affordable Housing Ordinance. The existing Affordable Housing Ordinance is being reviewed to address concerns that include the following:

- Inclusion of new General Plan policies
- Better ownership housing programs
- Provision of more permanently affordable units
- Prudent use of city, state and federal funds to provide more affordable units

- Preferences for affordable housing developed based on identified needs
- Streamlined and well-defined process for developers relative to entitlement approvals
- Technical amendments to the existing ordinance
- Better tracking of units provided overtime
- Accommodation of the identified various needs of special needs group
- Improve accessibility standards for disabled persons in the affordable housing projects
- Encourage varying types and models of affordable housing to better serve the various income groups

Sections 6 and 9 of this document further address areas of improvement to the existing Affordable Housing Ordinance.

The city is at the forefront of affordable housing provision in the state and possibly in the nation. The city is committed to improving the affordable housing programs already in existence as well as providing better forms of affordable housing programs. The city has recently created a new position to coordinate the Affordable Housing Programs. The question for the city is not whether it will accommodate its regional fair share of affordable housing, but rather how best to maintain, manage, and improve its affordable housing programs. Again, the city has capacity to meet and exceed its regional fair share allocation for this planning period.

7.1 PROVISION OF HOUSING FOR THOSE WITH SPECIAL NEEDS

Housing Element policies establish programs to meet the needs of special groups identified in Section 6 of this Housing Element. Section 9 of this Housing Element contains various policies and programs with objectives to address the provision of housing for the identified special needs group.

There are special objectives in the Housing Element to ensure and encourage provision of housing for special needs group often neglected during new residential development proposal reviews. This is one of the reasons why the city has inclusionary policies. The Affordable Housing Ordinance facilitates the provision of housing for those with special needs, which usually are very-low and low-income persons.

Table 52 below contains some Housing Element policies and the number of units proposed in the Housing Element to address the identified housing needs of some special need groups. Most special needs group identified fall under very-low and low-income household groups, such as female-headed households with children, low-income minority households, disabled persons, seniors, and large households.

TABLE 52 UNITS PROVIDED/PRESERVED FOR SPECIAL NEEDS GROUP, 2002-07		
Special Needs Group	Objective	Housing Element Policy
Seniors	<u>50 units</u>	Policy HOUSING 1.8 Action c
Disabled Persons	20 units in / near shopping centers <u>10 units - additional</u>	Policy HOUSING 1.4 Standard b Policy HOUSING 1.4 Action c
Very-low, Low-Income Persons and Single Persons	20 units 50 units 150 units 25 units rental assistance 476 Section 8 units preserved 15 shared housing units <u>150 permanent affordable rental units</u>	Policy HOUSING 1.3 Action a Policy HOUSING 2.1 Action c Policy HOUSING 2.1 Action e Policy HOUSING 2.1 Action g Policy HOUSING 2.1 Action I Policy HOUSING 2.1 Action o Policy HOUSING 2.2 Action a
Total:	966 units	
Source: Planning and Building Department		

7.2 PROVISION OF SITES FOR HOUSING (LAND INVENTORY)

Availability of Vacant Land for Development

As stated in Section 6 of this document, there is adequate land designated for residential development in the city to meet and exceed the regional fair share allocation for this planning period. State law (65583(a)(3)) requires the land inventory to identify and categorize specific housing sites by vacant land versus redevelopment land, and to note the current or proposed zoning and available infrastructure.

The city has decided through its 2001 General Plan to grow within the boundaries identified in its 1987 General Plan. This means that no new annexations are envisioned in the General Plan, and all new residential, commercial and industrial development would have to occur within the current city limits. The resultant effect is that all new residential development to meet the city's fair share would have to be generated through infill projects.

However, given that to meet the fair share allocation, localities are allowed to use units built during the interim planning period, the city is able to meet and exceed its fair share allocation. Vacant and under utilized parcels within the city limits are shown on Map 1 below.

On April 2, 2003, the City Council passed and adopted a resolution directing staff to implement an annual city growth parameter, prepare amendments to the General Plan and Phased Allocation Ordinance, and prepare a joint housing strategy with UC Davis. This was part of the city's

efforts to address internal housing needs through 2015, which is beyond the horizon of this planning period. The locations identified to address the internal housing needs of the city are speculative, and therefore are not made part of this document. This is because the city has capacity to meet and exceed its fair share allocation.

Table 53 below is Table 5 of the 2001 General Plan. It contains residential buildout through 2010, which is the life of the current General Plan. The 2001 General Plan projected buildout units in 2010 did not include some of the infill projects that had been brought forward since its adoption. Approved infill projects since its adoption include the Olive Drive and Cantrill Drive projects, which add additional 351 units. This will bring the buildout total to 25,882 units.

There are some flaws in the 2001 General Plan Table 5. The table notes that by 2010 the city's population will be 62,182 based on the estimated total units at 1.95 vacancy rate and 2.484 persons per household assumptions. The state DOF's January 1, 2002 population and housing projection data for Davis indicated that there were 24,717 total housing units and 63,324 persons.

TABLE 53 2010 BUILDOUT OF GENERAL PLAN WITHIN CITY - RESIDENTIAL UNITS					
Planning Areas	Low Density	Medium Density	High Density	Total	Notes
Northwest	0	0	0	0	
North Central	1,468	0	365	1,833	a
Northeast	0	0	0	0	
West Davis	2,604	48	2,031	4,683	
Central Davis	3,608	298	3,628	7,534	b
East Davis	2,839	0	1,781	4,620	c
East Davis/Mace	1,142	105	374	1,621	
Core Area	217	6	371	594	d
South Davis	2,269	166	1,783	4,218	
Southeast	0	0	0	0	
Gateway/Olive Drive	203	0	225	428	
City Totals	14,350	623	10,558	25,531	
Notes: 1. Land use assumptions include: a. Covell Center site: no development. b. Grande School site: no development. c. Simmon Ranch residential designation: 72 low-density units. d. Core Area: 80 high-density infill units. 2. The 2010 population projection is 62,182 assuming a 1.95% vacancy rate and 2.484 persons per household. Source: 2001 General Plan Table 5, page 98					

The exact data on the acreage of vacant residential zoned parcels within the city is not known at this time. However, the following are known facts:

- There are limited developable residential parcels in the city.
- There are potential developable residential infill parcels in the city (densification potential due to under-utilization of some parcels).
- There is continued interest in the potential conversion of vacant nonresidential property to residential uses.
- The city has capacity to meet and exceed its regional fair share allocation for this planning period.

Infill Potential

The 2001 General Plan defines "Infill" as urban development or redevelopment on vacant or "underutilized" land within a city's boundaries as an alternative to accommodating growth through expansions of city boundaries. "Underutilized" land is defined as developed or partially developed land, which could be developed in other uses or more dense and intense uses consistent with city policies, surrounding uses and potential impact issues. Infill development projects vary in size from single-family dwellings and multifamily developments on scattered lots to large mixed-use developments covering a city block. The recent state law permitting second units outright in residential districts will contribute to the number of infill units developed in cities, including Davis.

Given that the 2001 General Plan boundaries are the same as the 1987 General Plan, infill development has become an essential strategy for meeting the city's housing needs. The 2001 General Plan contains infill development policies that encourage reasonable densification of the city rather than sprawling. The infill policies also have the advantages of achieving the city's desired smart growth, and also the provision of needed housing beyond the city's fair share allocation.

Table 54 below contains data on developable residential zoned sites within the city and their status. The identified sites in the table are vacant parcels zoned for residential developments. A conservative estimate of 15 units is projected as infill units based on under-utilized parcels. This table indicates that the city has capacity to accommodate approximately 293 single-family residential units, and about 743 multifamily units for a total of 1,037. The 1,037 units exclude units built during the interim planning period and units built from July 1, 2002 to March 1, 2003, which is the baseline date for Table 54. See Map 1 for sites.

Tables 44, 45 and 45A contain unit counts based on the income levels relative to the city's ability to meet its fair share allocation. Unlike Tables 44, 45 and 45A, Table 55 below looks at only infill potential based on vacant and under-utilized parcels. Tables 44, 45 and 45A show that there is a 2,325 unit capacity to meet the regional allocation.

Table 54 indicates that there are potentially additional units to be added through densification of under-utilized parcels not yet identified. Given that there is no exact science to be used to determine when and where these infill units could be built, the potential additional units are not included in Tables 44, 45 and 45A. See Map 2 for sites.

TABLE 54
DEVELOPABLE RESIDENTIAL ZONED SITES

Project	Status	SF	MF
Zone Vacant Allocated Single-family Lots	Vacant single-family lots in the city as of March 1, 2003	117	-
El Macero Estates, Allocation effective 01-01-04 (#1 on Map 1)	Vacant approved single-family lots	22	-
312-316 D Street (#2 on Map 1)	Under construction	4	-
Olive Park Apt. (#24 on Map 1)	Under construction	-	123
Cantrill Drive (#4 on Map 1)	Under construction	-	132
Almondwood Apartment (#7 on Map 1)	Under construction		5
Oasis/Willowcreek South (#13 on Map 1)	Entitlements approved	43	45
Walnut Terrace Seniors (#5 on Map 1)	Under Construction	-	30
Second & G, Chen building (# 6 on Map 1)	Under construction	-	4
El Macero Estates 2 land ded (#8 on Map 1)	Approved; seeking financing	-	36
Pacifico final phase (#9 on Map 1)	Under construction	-	5
Bridges at Wildhorse (#10 on Map 1)	Zoned & has all approvals	-	80
2707 Fifth Street (#12 on Map 1)	Zoned & has all approvals	9	-
Kelly Point - conditionally permitted under the zoning (#14 on Map 1)	CUP application is pending	-	42
Oakshade land ded site (#15 on Map 1)	Zoned; no developer selected	-	15
Willowbank 9 Unallocated (#23 on Map 1)	Await final map approval	19	-
Callori on Olive Drive (#3 on Map 1)	Under construction	49	-
Moore Village - Wildhorse Dedicated Affordable land (#11 on Map 1)	Zoned & has all approvals		59
Woodbridge land dedication (#25 on Map 1)	Zoned; no developer selected	-	16
Olive Park land donation (#20 on Map 1)	Zoned; seeking financing	-	43
Cantrill Drive land donation (#21 on Map 1)	Zoned; seeking financing	-	53
Mace Ranch affordable housing site east of Spafford (#26 on Map 1)	Currently zoned Single-family, but could be rezoned to multifamily	15	-
Infill Developments	See Note below	15	55
Total		293	743

Notes:

1. **SF or Single-family** includes detached and attached units. **MF** refers multi-family units.
2. The projects identified in this table are residential zoned infill parcels that can easily be developed with minimal entitlement approval review processes.
3. **Affordable Sites** - Some affordable housing sites have not obtained needed funds for development. Woodbridge, Oakshade and Mace land dedications await selection of a developer.
4. **Infill Developments:** 1) Core, 2) Old East, 3) other areas, and 4) R-3 area north of Core are projected at a conservative 70 units combined; 15 single-family and 55 multifamily. There are several under developed sites in the older portion of the city that staff believes would see additional units ranging from second units to intensification based on the density for the districts. The potential for the additions is projected to generate about 70 units during this planning period.

Source: City of Davis Planning and Building Department, May 12, 2003

Table 55 below contains known potential infill sites that would require amendments to the Zoning Ordinance, the Specific Plan and the General Plan.

TABLE 55

POTENTIAL DEVELOPABLE INFILL SITES REQUIRING GENERAL PLAN, SPECIFIC PLAN, AND/OR ZONING AMENDMENTS

Site/Acres	SF	MF	Comments
Con Agra site - 100 acres (#1 on Map 2)	550	150	Preapplication ; requires General Plan and Zoning amendment
Grande school site - 8.4 acres (#28 on Map 2)	42	-	No Application; requires subdivision map, and General Plan amendment
Davis Manor - 4.969 acres (#29 on Map 2)	-	20	No Application; requires zoning change
Kennedy Place - .998 acres (#30 on Map 2)	12	-	No Application; requires zoning change
Willowbank 9 church two sites 16.48 acres (#31 on Map 2)	60	-	No Application; requires Specific Plan, General Plan, and Zoning amendments
Cowell corridor sites @ Oakshade (8.6-acre), Seiber (4-acre), Willowcreek commercial & light industrial (16.5 acres) (#32 on Map 2)	15	240	No Application; requires Specific Plan, General Plan, and Zoning amendments (i.e., GPA, SPA & rezoning)
Aspen Court - 8.62 acres (#17 on Map 2)	23	-	No Application; requires GPA/rezoning
Da Vinci Court - 2 acres (#18 on Map 2)	-	40	Application pending; requires SPA, GPA and rezoning
Simmons east cemetery - 9.62 (#33 on Map 2)	50	-	No Application; requires rezoning
Old East - No acreage data	-	100	No Application; possibility of rezoning
Mace Ranch interior retail site - 8.5 acres (#27 on Map 2)	85	15	No application; requires GPA, SPA and rezoning
Holt property @ NEC of Mace and Cowell - 1.728 acres (#34 on Map 2)	-	30	No Application; requires GPA and rezoning
Wildhorse school site - 9.01-acre (#35 on Map 2)	90	-	No Application; requires GPA/rezoning
Wildhorse horse ranch - 25-acre (#36 on Map 2)	120	-	No Application; requires GPA/rezoning
Sycamore Lane Apts. - 4.8 acres (#19 on Map 2)	-	10	Application submitted; requires GPA
Sequoia Villas II - 4.1 acres (#16 on Map 2)	20	16	Rezoning application is pending
PG&E service center, 5 th & L-22.47-acre (#37 on Map 2)	150	150	No Application; requires GPA and rezoning
Total Units:	1,217	771	Combined Total: 1,988

Notes:

1. **SF or Single-family** includes detached and attached units. MF refers to Multi-family units.
2. The sites identified in this table are known potential non-residential sites with potential for residential development.
3. Approval of any these sites would require significant discussions at neighborhood levels as well as Planning Commission and City Council.
4. Other potential infill sites not included area 1) 770 Pole Line Road, 2.473-acre First Southern Baptist Church; 2) 514 C Street 0.83-acre Newman Catholic Ctr.; and 3) 421 Russell Blvd., 2.21-acre Davis Community Church

Source: City of Davis Planning and Building Department, May 12, 2003

Table 55 above is provided to show that the city has potential developable sites that could be used to meet the regional fair share allocation if the city has no capacity with appropriately zoned parcels to meet its fair share allocation. The listing of the sites does not constitute an approval of

the sites for residential development. Also, it does not mean that the sites are marked by the city for residential development. It simply indicates that the designations of these sites could potentially be amended to allow residential uses.

Infill Potential Studies

In January 1996 the city completed an "Infill Potential Study." The study examined the potential for infill development as an alternative to accommodating growth through expansions to city boundaries. Citywide infill potential was assessed based on 36 potential sites. Five detailed case studies were prepared to examine specific design and economic issues related to infill development feasibility. The study identified the potential for more than 1,000 residential units. The study also indicated that the following factors make financial feasibility difficult for an infill project: high cost of land; large differences in values per square foot between detached and attached single-family homes; the lack of a difference in impact fees based on the size of the unit; the small difference between development fees for infill projects and peripheral growth areas; and parking requirements versus available space.

Since the 1996 study, the city has conducted varying forms of infill analysis for housing provision. The city continues to evaluate prospects for infill development as compared to expansions to city boundaries. The on going "Internal Housing Needs Analysis" is another form of studies geared to address infill potential. A resolution resulting from this Internal Housing Needs Analysis was passed and adopted by the City Council on April 2, 2003. This resolution directs staff to continue evaluation of the implementation of Annual City growth parameter among other tasks. This effort is currently underway.

Residential Development in Non-residential Sites

Residential development on commercial or industrial sites usually requires rezoning and possibly amendments to the General Plan or Specific Plan. The 2001 General Plan states that a residential development or uses would be conditionally allowable in land designated for Neighborhood Retail, Office, and Business Park in the General Plan Land Use Map.

The city has allowed some residential units in non-residential areas without amendments to the General Plan and zoning, such as manager units in storage projects. The General Plan, the Core Specific Plan and Core Zoning Ordinance allow residential developments in the downtown district also. Recently, some mixed-use projects have been approved in the downtown district. Some of these projects have been built, while some are under construction. Some projects with residential units that are under construction include 404 F Street (McCormick Building) and 312-316 D Street (Cheng's Hotel project). There is potential for more mixed-use projects in the Core Area. However, to what extent these projects will be built is unknown at this time.

Availability of Infill Parcels for Residential Development

Tables 54 and 55 above show, there are limited but adequate infill zoned residential sites to meet and exceed the city's regional fair share allocation for this planning period. Table 55 shows that the city has capacity to provide additional infill residential units with amendments to the General

Plan, Specific Plans and Zoning Ordinance. Table 56 below contains remaining vacant parcels' data relative to units available to all income-levels. The table shows that there are approximately 1,043 units to be built on available vacant lots during this planning period.

TABLE 56		
VERY-LOW, LOW AND MODERATE-INCOME HOUSEHOLDS UNITS		
Available Units/lots by Income Levels		
	Number of Lots	Number of Units
Very-low Income	-	109 units
Low Income	10 lots	206 units
Moderate Income	22 lot	311 units
Above-Moderate Income	257 lot	128 units
TOTAL	289 units	754 units
Notes: The data here is based on available lots or projects already approved in designated residential districts. Source: Planning and Building Department		

Phased Allocation System and Infill Developments

The city's growth management program is implemented through a "rolling" five year Phased Allocation Program. Most of the city's recent residential subdivisions are about to be built out and have full allocations. Only Willowbank Unit 9 subdivision does not have allocation for its 19 units, which includes 8 affordable units. It is anticipated that this subdivision will receive allocation for the 19 units before the end of this planning period.

The following are exceptions to the Phased Allocation requirement:

- 1) allocations granted prior to February 14, 1990;
- 2) all non-residential developments;
- 3) multi-family residential development;
- 4) all types of development within the Core Area including, but not limited to, residential development;
- 5) small urban parcels;
- 6) permanently low and very-low income housing units as defined in the city's adopted affordable housing program or affordable housing; and
- 7) discretionary reserve units.

Table 56 below contains data on the remaining vacant single-family and duplex lots in the city. Table 56 above shows that there are fewer developable single-family residential lots available as compared to multifamily parcels relative to units to be built. It also shows that 83 percent of the multifamily units to be built would serve very-low, low and moderate-income households. Therefore, the Phased Allocation System would not adversely impact the city's ability to meet its fair share.

Availability of Parcels for Residential Redevelopment

For the purpose of this Housing Element redevelopment is defined as re-use of already developed land in a manner that creates additional residential units. This section is divided into two parts: land that is zoned for residential development and land that would require rezoning to allow redevelopment for residential uses.

Land Zoned for Residential Development

Throughout Davis, there are a number of parcels that have been developed at densities lower than the maximum allowed pursuant to the Zoning and General Plan densities. Some of these parcels therefore have the potential for redevelopment at greater densities. Since the 1987 General Plan, the maximum densities for residential districts have been increased. This means that some of these parcels with lower densities could accommodate additional units.

Most of the Residential One and Two Family (R-2) Districts, which allow two single-family units per lot or a duplex per lot, have lots containing single-family units. See map below. There is potential to add units to the lots in the R-2 districts. The number of potential additional units is based on the number of lots that currently contain only one unit and that could meet the zoning standards. There is no data on the number of lots with one unit.

Development at less-than-maximum densities is also found in older multifamily areas. In the Residential Garden Apartment (R-3) district (or Residential High Density designated parcels in the General Plan), there are a number of parcels developed with single-family houses or duplexes or fewer units than are allowed under today's General Plan and zoning densities.

Table 57 below contains the increased residential densities as contained in the 2001 General Plan. The General Plan permits up to 25 units per gross acre in the High Density designated parcels. The table shows that the 2001 General Plan densities will increase the potential for infill developments. However, the extent to which infill projects will be proposed cannot be determined at this time. This is because a number of factors influence a property owner's decision to develop his or her property at its full potential. The factors include market conditions, availability of financial resources, knowledge or lack of it on the property's full potential, and interests in developing or not developing the property at its full potential. However, the city has made it possible through the granting of greater densities for infill development projects to occur.

TABLE 57
2001 GENERAL PLAN RESIDENTIAL DENSITIES

Land Use Designation	Residential Densities
Low Density	3.00 to 5.99 units per gross acre
Medium Density	6.00 to 13.99 units per gross acre
High Density	14.00 to 25.00 units per gross acre

Notes:

1. The maximum allowable "pre-bonus" density would be 4.79 units per gross acre in the low density category; 11.20 in the medium density category, and 20.00 in the high density category.
2. The maximum allowable "post-bonus" densities would be 5.99 in the low-density category, 13.99 in the medium density category, and 25.00 in the high density category (assuming a 25% density bonus).
3. The minimum "pre-bonus" density would be 2.40 units per gross acre in the low-density category. The minimum "post-bonus" density would be 3.00 units per gross acre in the low-density category.

Source: City of Davis General Plan May 2001

Non-Residential Land.

Parcels that are not currently developed with residential uses but may have potential for redevelopment as residential include older commercial or industrial parcels. Some parcels are improved with buildings, which are deemed under-utilized. Another possibility includes what may be considered interim commercial uses such as mini-storage projects. Approval of residential development on sites like these would require rezoning and possibly General Plan amendment. Some level of environmental review would be necessary to address potential impacts such as traffic, noise, and aesthetics.

There are other parcels in the city, which are partially developed (i.e., underutilized) but have potential for addition of housing units. This is especially true for some church sites in the city. Table 55 above contains some potential non-residential designated sites and the necessary approvals to add or build residential units on the sites. Again, the listing of these properties does not indicate any intention on the part of the city or the property owners to encourage residential development on the sites. The sites are listed because they are possible residential developable sites with appropriate re-designation approvals.

Thus, there are under-utilized non-residential parcels that could be developed had the city not been able to meet its fair share allocation. There is no reason to believe or not believe that some of these non-residential parcels could not come in with amendment requests in order to allow residential development during this planning period. Should such requests be granted, it would add to the city's ability to meet and continue to exceed its fair share allocation for this planning period.

The last map of this section contains all zoning districts within the city limits. It shows all land uses within the city.

Facilities and Services

There are adequate facilities and services to accommodate the units needed to meet the city's fair share allocation. This is because the available residential zoned land needed to meet the fair share allocation are in subdivisions and/or part of under-utilized parcels within the city that were approved given adequate facilities and services. The city has capacity to meet and exceed its fair share allocation through existing zoned residential parcels and infill projects. The facilities and services, including their standards, are already in place. New residential projects that would involve annexations would have to show how prospective residents would be served. All new residential projects will comply with city already established standards for facilities and services.

The Phased Allocation Ordinance does not permit granting of allocations if there are inadequate facilities and services for any new residential development. The facilities and services needed to accommodate infill developments and the existing zoned residential parcels are already in place as part of the original subdivision approval. The city entitlement approval process for a residential development includes evaluation of the project at its early stage of processing for compliance with city policies, codes and standards, which include provision of adequate facilities and services.

Given that the city will meet and exceed its regional fair share allocation through approved existing residential lots and infill projects, there are no significant issues with facilities and services. The city continues to evaluate new infill projects relative to adequacy of facilities and services needed for the project. The 2001 General Plan EIR analyzed the impacts of infill development relative to facilities and services and identified no significant impacts.

8. CONSTRAINTS ON HOUSING PRODUCTION

8.0 CONSTRAINTS ON HOUSING

The analysis of constraints on housing is an important part of the Housing Element. The Housing Element is required by state law to include an analysis of governmental and nongovernmental constraints upon the maintenance, improvement or development of housing for all income levels and for persons with disabilities, including the availability of financing, the price of land, the cost of construction and other nongovernmental constraints. The law also requires that the analysis demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need.

This section of the Housing Element looks at constraints to housing availability and affordability. The constraints on housing are divided into two parts: governmental and nongovernmental. The governmental constraints are policies, standards, requirements or actions imposed by the various levels of government upon land and housing ownership and development. The roles of federal and state agencies relative to governmental constraints are beyond the influence of local governments and are therefore not addressed in this document.

The analysis of governmental constraints in this document refers to the policies and regulations that the city applies to the approval of land use proposals. Growth management policies that may be constraints to housing, such as Measure J and Phase Allocation Program, are discussed in detail. Also, the governmental constraints analysis looks at city regulations and development practices, such as permitted residential densities, the inclusionary ordinance, the building code, fees and exactions, development processing fees and development standards to determine their potential impacts on housing availability and affordability. While these regulations were adopted to protect community character, some may inadvertently affect housing availability or affordability, or may encourage the loss of existing affordable housing, contrary to community goals. The analysis in this section includes:

- The city's land use controls including General Plan, Specific Plan and Zoning regulations.
- The city's building codes and enforcement - addressing the city's application of the state Uniform Building Code (UBC) and its enforcement on housing.
- The city's entitlement conditions of approval.
- The city's development processing fees and exactions on housing.
- The city's processing and permit procedures.
- The city urban growth boundaries and growth management policies and ordinances.
- Additionally, Senate Bill 520 requires the governmental constraints analysis to analyze potential and actual constraints upon the development, maintenance, and improvement of

housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities. It also requires the constraints program to remove constraints or provide reasonable accommodations for housing designed for persons with disabilities.

Nongovernmental constraints are those factors limiting the availability of affordable housing over which local government has limited or no control. State law requires that this Housing Element contain an analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. The nongovernmental analysis includes:

- Land costs.
- Construction costs.
- Availability of financing.

8.1 GOVERNMENTAL CONSTRAINTS

8.1a. Land Use Controls

The General Plan Land Use Element and Land Use Map designate particular areas within the city for residential development. The General Plan also establishes residential densities for the designated areas. Also the General Plan establishes density bonuses as incentives for the provision of affordable housing and special needs housing consistent with state law.

Table 59 contains the General Plan residential densities and density bonuses. As discussed in Section 7 of this document, the General Plan residential densities have been increased from those in the 1987 General Plan. The increased densities have created opportunities for infill development, which is not a constraint to housing availability and affordability.

General Plan

General Plan Land Use Element policies set forth densities for a mix of all types of housing, including single-family, mobile homes, split-lots, and multi-family units, as shown in Table 59 below. The General Plan establishes residential density ranges that together with limits on land to be urbanized define the number of housing units to be added.

Table 58 shows that the density range for a residential single-family housing project is 3 to 7.99 units per gross acre. The density range for cluster housing is 8 to 13.99 units per gross acre. The range for multifamily housing is 14 to 25 units per gross acre.

TABLE 58
2001 GENERAL PLAN RESIDENTIAL DENSITIES WITH DENSITY BONUS

Types of Housing		2001 General Plan Densities	
Single-family		Low Density: 3.0 to 7.99 units per gross acre.	
Cluster housing		Medium Density: 8.0 to 13.99 units per gross acre.	
Multifamily		High Density: 14.0 to 25.0 units per gross acre.	
1. The maximum allowable “pre-bonus” density would be 6.4 units per gross acre in the low-density category; 11.2 in the medium density category, and 20.0 in the high-density category. 2. The maximum allowable “post-bonus” densities would be 7.99 in the low-density category, 13.99 in the medium density category, and 25.0 in the high-density category (assuming a 25% density bonus). 3. The maximum “pre-bonus” density would be 2.4 units per gross acre in the low-density category. The minimum “post-bonus” density would be 3.0 units per gross acre in the low-density category. 4. The maximum allowable density in the core area shall be retained as provided in the Core Area Specific Plan; maximum density for the portion of the Core Area east of B Street is 30 units per net acre. 5. Cluster housing includes single-family and multi-family developments; single-family consists of a mix of all types of ownership housing, such as condos, duplexes, and split lots.			
		Gross	Net**
Low Density	Without density bonus	2.40 - 4.79	2.88 - 5.75
	With density bonus*	3.00 - 5.99	3.60 - 7.19
Medium Density	Without density bonus	4.80 - 11.20	5.76 - 13.44
	With density bonus*	6.00 - 13.99	7.20 - 16.79
High Density	Without density bonus	11.21 - 20.00	13.45 - 24.00
	With density bonus*	14.00 - 25.00	16.80 - 30.00
Notes:			
a. With density bonus * is assumed to be 125% of without density bonus for the purpose of this table. Net density ** is assumed to be 120% of gross density for the purpose of this table. b. Some of the non-residential land use categories (that is, Neighborhood Retail, Business Park, and Office) allow limited residential uses to the extent that the residential uses do not conflict with the primary use of the area. The residential component in a mixed use project in one of these land use categories is limited to an additional 15% floor area ratio (in addition to the 50% allowable floor area ratio in these land use categories). c. The allowable residential densities in the Core Area shall be retained as stated in the Core Area Specific Plan. d. There is a separate General Plan policy interpretation document titled "Residential Density Yields and Neighborhood Greenbelts" for additional information.			
Source: May 2001 General Plan			

The highest density permitted by the General Plan is 30 units per net acre with density bonus. Even with the 30 units per net acre density, the city encourages high quality residential densification, including in the Core Area.

Densities in Davis, as is generally the case elsewhere, are determined solely on a per-unit basis. A small studio unit counts just as much as a five-bedroom unit. Table 59 below contains residential densities for a sample of apartment complexes in the city. The table shows that there is an average of 22 units to the net acre for apartment projects in the city. Given the current General Plan allowing 30 units to the net acre permitted density, there may be room to add more units to existing complexes.

TABLE 59			
RESIDENTIAL DENSITIES: SAMPLE DAVIS APARTMENT COMPLEXES			
Complex	Address	Total Units	Units/Acre
Adobe	1500 Shasta Drive	120	16
Alhambra	4500 Alhambra Drive	180	21
Allegre	1659 Drew Circle	150	15
Aspen Village	2323 Shasta Drive	88	18
Arlington Farms	2901 Portage Bay	138	15
Cambridge House	619 Pole Line Road	140	32
Campus Manor	230 A Street	19	54
Brushcreek	1333 Arlington Blvd	80	22
Davis Villas	2505 5 th Street	163	26
Drake, The	919 Drake Dr	93	2
El Macero Village	4735 Cowell Blvd.	104	22
Heather Glen	2324 Shasta Drive	621	15
Heritage House	515 Sycamore Lane	161	52
Le Tournesol	2640 Portage Bay East	45	16
Meadow Ridge	4447 Cowell Blvd.	84	14
Oakshade Commons	2120 Cowell Blvd.	42	12
Owendale	3023 Albany Avenue	45	20
Oxford Parkside	1434 Wake Forest Dr	63	57
Parkside	1420 or 1310 F Street	200	17
Pinon Apartments	555 Guava Lane	70	23
Serville	4501 Alhambra Drive	83	15
Sun Tree	2033 F Street	95	11
Tanglewood	1880/202 Cowell Blvd.	216	15
Temescal	2477 Sycamore Lane	100	15
Saratoga West	2121 Glacier Dr	98	19
Viking Apts, The	801 D St	35	45
Waggener Ranch	1660 Drew Circle	132	22
Walnut Park	1540 Valdora Street	108	16
Willows, The	1959 Lake Blvd	160	22
Average Units/Density		125	22

Table 60 below contains unit size and number of bedrooms in some recently built apartment projects in the city. The table shows a trend toward larger units ranging from three to five bedrooms per unit. There are a total of 322 one- and two-bedroom units, and 408 three, four and

five-bedroom units. It is believed that the units with more bedrooms accommodate many students at relatively higher rents as opposed to families. This is because students often rent by the room. The large units with more bedrooms can also benefit large families.

TABLE 60

UNIT SIZE AND NUMBER OF BEDROOMS - RECENT APARTMENT COMPLEXES

Complex	1-bedroom		2-bedroom		3-bedroom		4-bedroom		5-bedroom		Total No.
	No.	Sq Ft	No.	Sq Ft	No.	Sq Ft	No.	Sq Ft	No.	Sq ft	
Alhambra	24	709	72	912	48	1,156	16	1,409	-	-	160
Adobe	-		40	1,024	40	1,312	40	2,199	-	-	120
Allegre	-		35	1,084	55	1,382	62	1,382	-	-	152
Oakshade Commons	-		1	1,260	1	1,300	39	1,957 2,013 2,220	1	2,741	42
Seville	-	-	35	1,188 1,311	40	1,350	8	1,645	-	-	83
Saratoga West	16 16	770 500	24	1,000	18	1,470	24	1,730	-	-	98
Owendale	14	634	15	759	16	1,202	-		-	-	45
Total/Average	100	704	222	1,067	218	1,310	189-	1,819	1	2,741	700

Notes:

1. Saratoga West has 16 studios.
2. Seville has two sizes for 2-bedroom units.
3. Oakshade Commons has three sizes of 4-bedroom units and 5-bedroom units.

Specific Plan. The Specific Plan is used to further define the parameters of development within an area. The plan is always consistent with the General Plan. There are four Specific Plans in the city. They are East Davis Specific Plan, South Davis Specific Plan, Gateway/Olive Drive Specific Plan and Core Area Specific Plan. These plans establish standards for development within the plan areas. The plans allow residential densities consistent with the General Plan, therefore, are not an impediment to availability and affordability of housing.

Zoning Ordinance. Zoning regulations control development by establishing requirements related to height, density, lot area, yard setbacks and minimum parking spaces. Site development standards are comparable to other community requirements and ensure a quality living environment for all households in the city including special needs groups. The residential districts in the city are:

- Residential One-Family District -- principally permitting single-family dwellings among others. The minimum lot area ranges from 6,000 to 15,000 square feet.
- Residential One and Two Family District -- principally permitting up to two single-family dwellings per lot, or a duplex, or two-family dwellings. The minimum lot area is 6,000 square feet.

- Core Area Residential Infill District -- principally permitting single-family dwellings, a duplex, or two-family dwellings. The minimum lot area is 5,500 square feet.
- Residential Restricted District -- principally permitting single-family. The minimum lot area is 8,800 square feet.
- Residential One and Two-family and Mobile Home District - principally permitting single-family dwellings, a duplex, or two-family dwellings. No minimum lot area is prescribed.
- Residential Garden Apartment District -- principally permitting single-family dwellings, duplexes, or multiple dwellings. The minimum lot area is 7,500 square feet.
- Residential Planned Development Districts -- the city has a significant portion of its residential districts zoned as planned development. This allows for deviations from the standards of conventional residential districts listed above. In planned development (P-D) districts, the minimum lot areas are often reduced from the minimum of the conventional district. In some subdivision in the city with P-D zoning lot sizes range from 3,500 to 15,000 square feet. Also, other zoning standards, such as building height, yard setbacks, lot width and open spaces are reduced. The P-D district promotes and encourages innovative design, variety and flexibility in housing types that would not otherwise be allowed in conventional districts. It ensures the provision of open space as part of a development and provides a greater diversity in housing choices. The densities of P-D districts are required to be consistent with the General Plan.

Parking standards vary by the number of bedrooms in the unit for both single-family and multifamily developments. The city has historically used planned development zoning to reduce the required parking for some projects. The parking requirements of the city do not hinder the availability and affordability of housing. Often affordable multifamily projects have received parking reductions. The affordable housing multifamily projects with parking exceptions include Homestead, Twin Pines, Owendale, Pacifico and Windmere developments.

The multifamily conventional parking standards are as follows:

Studio Unit	1.00 space per unit
One Bedroom Unit	1.00 space per unit
Two-Bedroom Unit	1.75 space per unit
Three Bedroom or more Unit	2.00 space per unit

In general, the parking requirements under this standard do not provide adequate parking to meet current vehicle ownership standards. Additional parking has been provided in new multifamily projects.

Design standards such as roofing materials, architectural enhancements and landscaping may increase the costs of housing. However, these features are necessary to ensure the quality of life and maintain properties in good condition, which are essential to the community at large.

The flexibility built into the city's zoning allows for provision of housing to all income levels. The zoning standards are necessary to ensure appropriate quality of life for the community.

8.1b. Building Code Requirements

Like other cities in California, the city has adopted the Uniform Building Code (UBC). Under state law, this code can be amended by local governments only due to geographical, topological or climatological reasons. The UBC that the city operates under consists of Uniform Building, Plumbing and Mechanical Codes. The building code may be considered to increase housing costs above the cost of nonstandard development. However, its benefits, including health and safety benefits, outweigh its disadvantages.

8.1c. Entitlement Approval Conditions

The required entitlement applications for the development of residential and commercial land are usually subject to conditions. These conditions of approval are in place to protect community character, or ensure privacy of adjacent neighbors, or for health and safety reasons, or environmental protection, among other reasons. The conditions of approval are usually acceptable to the project proponents. Thus, the conditions of approval are necessary and not believed to impede the availability and affordability of housing.

8.1d. Fees and Exactions

One effect of Proposition 13 in Davis, as in many California cities, has been an effort to require that new developments pay for themselves. The city has imposed a number of fees on new commercial, industrial, and residential development: Development Impact Fees; Construction Taxes; and Building and Planning Fees. In addition, the city collects a school fee for the Davis Joint Unified School District.

The physical infrastructure needs of the city are identified and defined as capital facility projects in the city conducted Development Impact Fee Study. The study provides detailed information on the expected costs of these facilities, and allocates costs appropriately based on the type of development that trigger the need for the project. State law limits the extent to which local governments can place the burden for new facilities on new development. The law requires that fees show a "reasonable" relationship or nexus between the type of development on which the fee is imposed and the public facilities being financed by the fee revenue.

Residential developers are required to bear much of the cost of the development review and approval process as well as to pay fees to provide services and insure adequate facilities for the residents of new projects. Given strong housing demand, fees and exactions are unlikely to limit the amount of housing built in the city, but they do increase the cost of producing housing. The impact on consumer home prices and rents is likely more influenced by market forces than the costs of production.

The City Council through ordinances and resolutions establishes fees for building permits and planning and engineering services. These include the full cost of the preparation of environmental impact reports when necessary, and payment based on amount of city staff time spent for plan checking, inspection of improvements and other necessary services. The fees are based on studies that analyze staff time and prevailing fees in the surrounding localities.

The fees collected by the Davis Building Division at the time of permit issuance, which are associated with new residential construction relative to building code, include the following:

- State of California Strong Motion Fee. This is a state-mandated tax for seismic monitoring, and it is applied to residential construction.
- Davis Unified School District Impact Fee. The school impact fee is assessed using the following formula: 1) Residential = sq. ft. x \$2.49. **Residential addition over 500 sq. ft.** = sq. ft. x \$2.14; 2) Commercial = sq. ft. x \$.34; and 3) Industrial = sq. ft. x \$.27.
- Yolo County Development Impact Fee of \$1,414.60 for new homes (commercial and industrial rate varies) is paid at Yolo County Planning Department in Woodland prior to issuance of building permit.
- Construction Water Fee of \$81.75 is paid for valuation of construction from one dollar up to \$100,000, and scaled for valuations over \$100,000.
- Water Meter and Backflow Preventor Permit Fees of \$106 for residential construction.
- Construction Tax Fee of \$2.16 per square foot for residential and commercial and \$1.72 per square foot for multi family.
- Plan Check Fees are collected for the review of plans for the projects. The fees charged often depend on the level of review involved prior to approval of the plans. Stock plans are charged \$175.00 administrative fee in lieu of the full plan check fee.
- Development Impact Fee is approximately \$7,000 to \$10,000 for a new single family dwelling. Development impact fees are enabled by state law to provide funding for capital facilities needed to adequately serve new development. The fees established by the development impact fee resolution adopted by the city are adjusted to account for the following factors: 1) normal cost increases associated with annual changes in the Engineer News Record Construction Cost Index, 2) the share of existing project cost increases and decreases assigned to future development, 3) the share of new project costs assigned by the Public Works Department on a case-by-case basis to future development, and 4) General Plan changes that alter a parcel's expected development potential or densification. Thus, the exact amount of development impact fee will depend on the factors as evaluated in the city resolution establishing a schedule for increasing development impact fees. The October 2002 Schedule for Increasing Development Impact Fees indicated increases for January 2003 through January 2004 in the range of \$11,978 to \$15,596 for a single-family residential unit.

8.1e. Processing Fees

State law requires that local permit processing fees charged by local governments not exceed the estimated actual cost of processing the permits. In addition to fees and taxes imposed on new construction, the city imposes fees on developments requiring city approvals. These fees vary based on discretionary approvals required (e.g. rezoning or General Plan Amendment) and complexity of the project. To ensure that projects are charged fees commensurate with actual costs of the development process, major fees charged by the Planning Division are established on an hourly basis rather than a flat rate. Although this adds to the uncertainties experienced by the applicant, it means that projects that require limited processing or public review are charged lower fees than the average flat fees would be.

The Planning Division Fee Schedule is comprised of fixed/flat fees and hourly deposit fees. Fixed fee applications are minor planning applications that typically do not require an extraordinary amount of time to process. The hourly deposit fees are applied to more complex and time-consuming applications. When a fixed fee application is filed, a flat fee is collected, and staff hours are not charged to the project, regardless of the number of hours worked on processing the application. The Planning Division only receives the flat fee amount. The fee methodology was based on the average time it takes to process a specific application type. Also, the hourly deposit application projects are assessed a deposit fee and staff hours are billed against the deposit. If the deposit is not completely used, all remaining funds are refunded to the applicant. The fee schedule is flexible in that the Planning and Building Director have the authority to reduce deposit amounts if he/she deems it appropriate.

According to the June 2002 Fees Schedule Update report produced by Planning and Building Department, the hourly rates charged by the city are comparable to similar agencies and professionals. The management/supervisor staff hourly rate is \$109.00. The hourly rate charged by professional staff is \$77.00, while the hourly rate charged by clerical/support staff is \$47.50. Administrative approvals, such as design review applications for signs, garage conversion, or minor modification have a fixed fee of \$1,110.00. A fixed fee of \$154.00 is charged for environmental determination, while a deposit of \$500.00 is charged for Negative Declaration documentation. Environmental Impact Report preparation requires full payment of the cost estimate, or a contract plus 20% percent administrative fee.

8.1f. Processing and Permit Procedures

The city permit processing time and procedures do not serve as a constraint to housing production. The city has made a commitment to facilitate expeditious processing of various entitlement applications. It is not unusual for city staff to start processing incomplete applications to expedite the public hearing process and date.

Land use entitlements necessary for development generally include pre-zoning, annexation, and tentative subdivision maps. Developers may also request General Plan or Specific Plan Amendments. To reduce overall processing times for residential and commercial developments, the city allows concurrent processing of land use applications, such as General and Specific Plan

Amendments, Rezoning, and Tentative Subdivision Maps. Although concurrent processing may increase processing time for each individual approval, the total processing time for the entire development is usually reduced.

Table 62 below contains a typical planning entitlement application processing time line. The table does not contain all application types. Some application types, such zoning verification, temporary use permit and public convenience or necessity determination, are not included in the table. These are not highly critical entitlement application types for a residential development. The environmental documentation performed depends on the application type and subject site location. The environmental documentation may prolong the processing time. The "Measure J" voter approval process for conversion of agricultural land to housing is discussed separately.

It is not unusual for major applications such as amendments to the Zoning Ordinance, Specific Plans, and General Plan to be processed and acted upon by City Council within three months. Table 61 shows a range rather than an average time it takes to process the application types listed. The city has not conducted a formal assessment of how long it takes to process application types in recent years. The time line for processing and acting on the various application types depends on a number of factors that include: 1) completeness of the application, 2) sensitivity and compatibility of the project with existing projects and neighborhoods, 3) oppositions or lack of oppositions to the project, and 4) the submission time of the project applications.

**TABLE 61
TYPICAL DEVELOPMENT PROCESSING TIME LIMITS**

Administrative Approvals:	
▪ Design Review	▪ 1½ month
▪ Minor Modification	▪ 1½ month
▪ Minor Improvement	▪ Same day - five to ten minutes
Design Review - referred to Planning Commission	1 to 2 months
Minor Modification - referred to Planning Commission	1 to 2 months
Lot Line Adjustment/Merger/Tentative Parcel Map	1 to 2 months
Vacation of Easements	1 to 2 months
Tentative Subdivision Map	1 to 4 months
Conditional Use Permit	1 to 2 months
Variance	1 to 2 months
Final Planned Development	1 to 2 months
Revised Final Planned Development	1 to 2 months
Prezoning/Rezoning/Preliminary Planned Development	2 to 12 months
Zoning Ordinance Amendment	2 to 6 months
Specific Plan Amendment	2 to 6 months
General Plan Amendment	2 to 12 months
Annexation	6 to 24 months
Environmental Documentation	Depends on the application

8.1g. Urban Growth Boundaries and Growth Management Policies and Ordinances

State law requires localities to consider the effect of growth management policies and ordinances on the housing needs of the region and balance those needs against the public service needs of its residents and available fiscal and environmental resources. The way land is used in the city, today and in the future, is at the heart of the General Plan. Land use decisions affect all other aspects of the city including traffic, noise and air quality; opportunities for jobs, housing and businesses; community character and design; and the need for public facilities and services of all types. The city considered all aspects required by the law when adopting policies and ordinances that manage growth. The 2001 General Plan Land Use Element has some growth management policies that could be seen as constraints to housing provision, which are:

Policy LU 1.1 Recognize that the edge of the urbanized area of the city depicted on the land use map under this General Plan represents the maximum extent of urbanization through 2010, unless modified through the Measure J process.

Standards

- a. The General Plan Map is a representation of the ultimate geographic size of the city in the year 2010. No expansion of the city beyond those areas shown for urban use on the land use map will be permitted unless authorized through the Measure J process.
- b. All developments, including those entering into development agreements, are subject to the Phased Housing Allocation Ordinance or a similar ordinance.

Actions

- d. Maintain a growth management system that regulates the timing of residential growth in an orderly way considering the following: infrastructure, geographical phasing, local employment increases, environmental resources, economic factors, DJUSD school enrollment and sustainability. Such a system shall pursue programs and partnerships which will allow the City to target residential development to meet identified needs (e.g., University students and staff, faculty housing, senior housing, housing for low and very low incomes, school district staff, City employees).
- e. Create and maintain an effective growth management system designed to keep the population of the City below 64,000 and the number of single-family dwellings below 15,500 in 2010, which corresponds to a sustained 1.81 percent annually-compounded growth rate from January 1, 1988 to January 1, 2010 and a sustained 1.4331 percent annually-compounded growth rate from January 1, 1996 to January 1, 2010 due to "front loading".

Policy LU 1.3 Establish and require a citizens' vote process for any proposed amendment to the Land Use Map as amended through August 1, 1999 from an agricultural or urban reserve designation to an urban designation, or from an agriculture designation to an urban reserve designation; or for any development proposal on the Covell Center and

Nishi properties¹; to ensure full public participation and consideration of issues related to such decisions, including impacts on policies calling for compact urban form, preservation of agricultural lands surrounding the City for long term agricultural use, and provisions of an adequate housing supply to meet internal needs of the City. This policy and land use designations affected by this policy shall remain in effect in the General Plan or any update to the General Plan until December 31, 2010 or as long as the Citizens' Right to Vote on the Future of Agricultural and Open Space Lands Ordinance remains in effect.

This policy is intended to assure full participation in land use decisions by the citizens and voters of the City, including but not limited to public debate and a vote of the people, and to assure that the principles set forth in the General Plan relating to land use, affordable housing, open space, agricultural preservation and conservation and the like are fully implemented.

¹ (a) The property known as Covell Center, or any portion of said property, bordered by Covell Boulevard on the south, the Hunt property and County Road 101A on the west, County Road 102/Pole Road on the east, and the southern edge of the City owned of the City owned property (old closed landfill) and extending to F Street on the north.
(b) The Nishi property, or any portion thereof, the boundaries of which are established in the Gateway/Olive Drive Plan, dated January 1996.

Measure J and the Phased Allocation system are the two current tools that the city uses to manage its growth other than the land use map. The city had community visions and goals, and public health, safety, and welfare concerns in mind when it adopted these two forms of growth management measures. Since UC Davis became a general campus of the University of California in the early 1950's, Davis' average growth rate has been among the highest in the Sacramento Metropolitan Area. Concern about this growth rate were expressed by the electorate in June 1986, when 58 percent of those voting approved an advisory measure calling for Davis "to grow as slow as legally possible." The chronology of City Council and community decisions on growth in the past two decades as presented in the 2001 General Plan is as follows:

1973:	General Plan adopted with an anticipated population of 50,000 by the year 1990.
June 1982:	General Plan text amended to reflect revised goal of 50,000 in the year 2000.
February 1984:	General Plan adopted, anticipating a population of 50,000 in the urban area by the year 2000.
June 1986:	City of Davis voters approve Measure L, an advisory measure to "grow as slow as legally possible."
June 1987:	South Davis Specific Plan approved, allowing 1,800 residential units.
November 1986:	Pass-through agreement among City, Redevelopment Agency, and Yolo County. Agreement requires Agency to pass through a portion of its property tax revenues to Yolo County. The Agency may stop payments if the County

approves urban development within the City's planning area, but only if the City maintains an average population growth rate of 1.78 percent per year.

- December 1987: General Plan adopted, accommodating a population of 75,000 in the Davis Planning Area by 2010 and 27,390 total units within the City of Davis, for an approximate city population of 65,500.
- February 1989: South Davis Specific Plan amended to be consistent with the General Plan, including a reduction to 1,510 residential units.
- 1989-1994: Several Development Agreements approved, including Mace Ranch, Oakshade, Evergreen, and Wildhorse.
- May 1995: Voters ratify the Wildhorse Development Agreement.
- March 2000: Voters approved Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance. The ordinance, commonly called Measure J, is believed to provide for a balance between the preservation of agricultural lands and open space and the housing needs of the city.
- November 2000: The citizens of Davis voted to tax themselves to protect open space and agricultural resources in the Davis area, commonly known as Measure O.

The 2001 General Plan land use map is not included in this document but can be found in the plan itself. It portrays the ultimate uses of land in and around Davis. The land use map shows areas intended for urban development during the term of the General Plan, 2010. The 2001 General Plan land use map was created to implement principles that include the following (see the General Plan document for the full principles that form the foundation for land use planning in Davis):

- Provide land use and zoning categories to generally reflect existing densities and to allow for a broad range of housing types, configurations and densities.
- Focus growth inward to accommodate population increases. Infill development is supported as an appropriate means of meeting some of the city's housing needs.
- Create and maintain housing patterns that promote energy conserving transportation methods.
- Accommodate new buildings with floor area ratios that can support transit use, especially within ¼ mile from commercial areas and transit stops, but maintain scale transition and retain enough older buildings to retain small-city character.
- Support the opportunity for efficient public transit by siting large apartment complexes on arterial streets, in the core and near neighborhood centers and the University.

- All neighborhoods, both new and existing, should include a centrally located hub or activity node within walking distance of housing in the neighborhood...
- Protect residences and other sensitive uses from noise, air pollution and traffic related impacts.
- Maintain lands for open space land uses including outdoor recreation, natural habitat preserves and agriculture within and beyond the proposed urban-development boundaries.
- Create an open space buffer between urban and agricultural uses to maintain the integrity of the adjoining agricultural/natural areas, to serve as a transitional space between urban and rural lands, to provide a visual edge, and to be an aesthetic and recreational resource.
- To preserve existing agriculture and control growth, relocate the boundary of the General Plan Area farther to the west from the current County Road 97D (one mile west of Stonegate) to County Road 96 (2½ miles west of Stonegate). This is intended to increase Davis' area of planning concern farther into the possible growth area of the city of Dixon, not to expand the urban growth area.
- Designate land within one mile of the new Davis landfill as Agriculture in order to prohibit urban development on it.

The chronology of Davis growth management decision-points and the principles for the land use map above show that Davis has continued to address unplanned growth that could lead to sprawl and mismanagement of agricultural and open space lands over the years.

8.1h. Measure J Ordinance as a Growth Management Measure

The purpose of the Measure J Ordinance (Ordinance No. 2008) was "to establish a mechanism for direct citizen participation in land use decisions affecting City policies for compact urban form, agricultural land preservation and an adequate housing supply to meet internal City needs, by providing the people of the City of Davis the right to vote, without having to evoke referenda, on general plan land use map amendments that would convert any agricultural, open space, or urban reserve lands, as designated on the Land Use Map of the City of Davis General Plan, dated August 1, 1999, to an urban or urban reserve land use designation and on any development proposal on the Covell Center or Nishi properties.

The purpose of this Article is to ensure that the purposes and principles set forth in the City of Davis General Plan relating to voter approval, land use, affordable housing, open space, agricultural preservation and conservation are fully considered by establishing an expanded land use entitlement process for proposed conversion of properties to urban use that are designated or in agricultural or open space use. This action recognizes that continued conversion of agricultural lands to meet urban needs is neither inevitable nor necessary, and that any land use decision affecting such properties shall be subject to a public vote."

Measure J Process. Any proposal submitted to the voters through Measure J must first be approved by the City Council, after review by the Planning Commission. This process ensures that the proposal must provide the required inclusionary units among other concerns in order to be approved by the city, prior to voters' action. Projects may undergo modification during the initial review process to ensure consistency with community goals, including affordable housing, before being submitted to the voters. The process envisions community outreach for proposed developments, which may include notification through the local newspaper, direct mails, neighborhood meetings, the city web site, and local cable television.

Since adoption of Measure J in 1999, there has been no evidence that the measure has limited the number of developable market-rate and/or affordable housing units produced. Consistent with state law, the city has the capacity to meet its allocated regional housing allocation for this period. It should be noted that no project applications have been submitted, and undergone the Measure J process and failed. There is no hard evidence available at this time to support that Measure J alone has materially constrained the supply of housing, or hindered the city from meeting its regional fair share. In fact, entitlement applications for Covell Center now called Covell Village have been submitted and are undergoing the initial review. This project would undergo the Measure J review processes.

Is Measure J a Constraint on Housing? Again, the city has capacity to meet and exceed its fair share allocation for this planning period. The debate regarding whether Measure J would functionally impede housing supply and affordability is strictly academic. It does not change the fact that the city has capacity to meet and exceed its regional housing need allocation for this planning period.

It has been argued by some that Measure J will functionally impede future housing development because the voter approval process could discourage residential development proposals. This argument could be countered by the recent submittal of entitlement applications for Covell Village project, which will undergo the Measure J process. This application is still in its preliminary stage.

It should be noted that considerable investigation and discussion of possible impacts of Measure J occurred through the discussion and debate prior to passage of Measure J in 1999.

Measure J, by itself, would not automatically limit housing supply in the city. Several factors influence the supply and demand of housing in Davis, just as any other city or local agency in the state. Measure J may serve as a deterrent or barrier to inappropriate development being annexed to the city.

The goal of Measure J is to encourage proposals that meet the city's goals of agricultural preservation, energy-efficiency, and affordable housing to improve the likelihood that the voters will support the project. Additionally, units needed to meet fair share requirements are explicitly exempt from Measure J. Most importantly, the City Council must determine that new development is consistent with the General Plan and its policies on agricultural preservation, managed growth, and subdivision design. Proposed projects that do not meet

the city's goals for energy-efficiency, affordable housing, or other community goals and design requirements may be rejected by either the City Council or the voters through the Measure J process. This rejection could have occurred without the Measure J process.

The Measure J requirement contributes to the city's managed growth system. Measure J encourages compatible infill development, which will provide needed housing, while protecting the region's farmland. It encourages compatible infill development and explicitly excludes infill projects from the requirement for voter approval. Measure J recognizes that through infill, appropriate housing will be provided to meet the city's housing needs. Other potential benefits of Measure J include reduction of school overcrowding that often result from unplanned growth; improved traffic conditions often due to managed growth; potential improvement to air quality due to reduced adverse traffic impacts associated with unplanned growth; and better management of natural resources such as water.

However, it has been argued that Measure J could constrict the supply of housing due to the perceived fear that the voters may reject a potential new residential development. This argument is based on the perceived difficulty of Measure J processes because it is an additional process to the entitlement approval. Also, it has been argued that Measure J is an impediment to housing provision. This position is not supported by the approval of the only two major residential development proposals brought before the voters through the referendum process in the past two decades, Mace Ranch and Wildhorse. These two proposals were approved. Their approval by the electorates had set a precedent. There is no evidence that this precedent could not be reversed in the future. However, it certainly does not support the argument that the voter approval process will impede all future residential proposals. The voters certainly would have the ability to reject a development proposal.,

It has been argued that Measure J could potentially add costs to the development review process and extend the time for approval. The added costs and time are seen as limiting to the housing supply. There may be some truth to this argument. However, there are counter arguments. It is possible that the time and cost associated with a Measure J election could be less than or equal to that of a potential referendum. It is speculative to conclude that election costs will adversely affect the cost or supply of new housing, given the other known factors that affect housing costs and supply. Given that the developers have knowledge of Measure J, it is reasonable to expect that the costs associated with Measure J would be factored into the purchase price of the agricultural land proposed for conversion to residential development. Developers would reasonably include other factors as well, such as market conditions, in considering costs for new residential development to be annexed into the city. This argument, however, does not address the potential added costs and time. Had Measure J not been approved and a new major residential proposal is proposed but does not require a referendum, then the argument of added costs and time is legitimate. Given the history of the two referenced most recent projects and the known vision of most residents of the city, it is unlikely that a major residential project could be approved without some form a challenge.

Also, it has been argued that Measure J is an unnecessary step as the citizens should not be involved in the review of proposed new residential developments. The reason for this argument is that the general public is not educated in the land use processes in order to make

an informed decision. Also, it is believed that "not in my backyard" (NIMBY) attitude is encouraged by Measure J. The counter to this argument is that the citizens have the opportunity to voice their opinions on new development projects that would impact their health, safety and general welfare.

There are several arguments and counters to Measure J. The exact impacts of Measure J are unknown at this time. Measure J has not been tested. The key question to be answered here is whether the city would meet its regional fair share for this planning period, and if not, how would the city go about reducing constraints to meet its fair share allocation? Again, the answer is simply that the city would meet and exceed its fair share numbers. State law requires that growth management measures not preclude any local entity from meeting its regional housing fair share. Measure J will not impede the city's ability to meet its fair share of the regional housing need for this planning period. The law does not require that the city evaluate impacts beyond the current planning period.

8.1i. Phased Allocation Ordinance as a Growth Management Measure

The City adopted its first "slow growth" General Plan in 1973. The ability to build housing in Davis has been phased since 1975. The Phased Allocation Ordinance has five stated goals, which are:

1. Prevent premature development in the absence of necessary utilities and municipal services.
2. Coordinate city planning and land regulation in a manner consistent with the General Plan.
3. Facilitate and implement the realization of General Plan goals, which cannot be accomplished by zoning alone.
4. Provide significant incentives to developers to include very-low, low and moderate-income housing in their development.
5. Prevent unplanned growth, which has no relationship to community needs and capabilities. (Ordinance No. 1638, adopted May 20, 1992.)

All active subdivisions in the city have full allocations, except one (Willowbank 9, 24 units). Below is a general discussion of the effects the housing allocation has had on previous housing production. Following adoption of the 1973 General Plan, a new housing allocation system was adopted. The system has been in place since then.

Programs and policies included in the Housing Element ensure that various types of needed affordable housing are exempted from any allocation system that has been adopted, and would be adopted. The discussions below are on the impacts of the allocation system on housing.

Competition. The allocation system, in effect since 1975, was designed to control both the rate and character of development in Davis. Some see the system as the embodiment of the city's goals and the tool that enables it to demand quality development. The allocation system limits the number of units approved within a given time period and establishes high expectations for development projects. Apartment units were previously exempt from the allocation system. In May 1992 the city re-exempted multi-family rental developments. Residential developments in the Core Area are also exempt from the allocation system.

The allocation system allows developers to compete for a limited number of units to be allocated by proposing projects that best meet the city's needs as expressed through standard conditions of project approval. This positive aspect of the competition created by the system contrasts with those parts of the system that effectively reduce the number of developers operating in the city.

The scarcity of residential land within the city limits competition. The city has experienced a significant growth in residential development from 1997 to the present. This growth substantially depleted the number of residential developable lots in the city. The reasons for the fast paced residential development include the fact that the allocation system is a five-year "rolling" system. Some allocations were granted through development agreements, which rolled from the early to the mid 1990s to the late 1990s. All residential projects that are designated for development in the General Plan currently have all units allocated, except for Willowbank 9. The allocation system is based on eleven criteria. They include the number of units approved and actually constructed in prior years and residential needs report.

Housing Supply. The allocation system has regulated the number of units to be built in the city in accord with policies that emphasize internal needs, presumably generated by increases in local employment and UC Davis student enrollment. Whether housing growth would have been greater during the past three decades if the allocation system had not been in place is particularly difficult to judge. This is largely because other General Plan policies have impacts on the potential residential developments that occur in the city. The current General Plan policies include agricultural and open space preservation, which limit the extent of the urban area, thereby limiting developable land availability.

Since the initiation of the allocation system, more units have consistently been proposed than allocated. However, the difference between the two has steadily narrowed. This may be partly due to increasing familiarity with the system by members of the development community, resulting in a better ability to gauge in advance the number of allocations to be granted and scale their proposals accordingly. It also can be partly attributed to scarce developable land or development agreements. Other contributors to narrowing gap include environmental reviews and slow real estate market conditions.

Even within the allocation system, developers have had some ability to respond to market forces. Historically, this has occurred through delay in construction of allocated units until market conditions were favorable. This was the situation with Mace Ranch, Wildhorse, Oakshade, and Willowcreek subdivisions. In the last two decades, the number of unbuilt allocations was greatest during 1981-82 and 1991-96, when high interest rates and real estate

market conditions discouraged construction. With lower mortgage interest rates and resulting strong market demand, the excess was reduced, as developers took advantage of favorable conditions. This delayed construction of allocated units is a form of speculation. For instance, in 1991-96, there were a large supply of unbuilt allocations, particularly in the Mace Ranch, Wildhorse, Oakshade, Willowcreek, and Crossroads developments. These were eventually built from 1997 to present as mortgage interest rates and market conditions improved.

Development of multifamily units is not controlled by the Phased Allocation system. It is controlled by factors such as market conditions and land availability. The Phased Allocation Ordinance excludes "Small urban parcels" from its requirements. "Small urban parcels" is defined by the ordinance to mean development with the all of the following characteristics:

- Ten (10) or fewer gross acres,
- Created prior to January 1, 1989,
- Designated for residential land use on the general plan map, and
- Surrounded or substantially surrounded by non-agricultural development that is consistent with the applicable General Plan designation.

The 2001 General Plan Growth Management Policy 1.1 Action "a" requires modification of the Phased Allocation to make smaller projects subject to allocation requirements and to give preference to infill and redevelopment of urban areas within the community over the development of agricultural and open space lands, to the extent feasible. When the ordinance is amended to include this policy action requirement, infill development would still receive preference over new development projects.

Not all units allocated have been built yet. There are 117 units (as of February 28, 2003) from the Phased Allocation Plan, which have received allocation to build but have not yet applied for building permits. This number does not include 22 lots allocated but not effective till January 1, 2004. Willowbank Unit 9 subdivision does not have allocation for 19 units.

Effect of Allocation System on Housing Prices. The components of market-rate housing cost cannot be easily identified. The desirability of Davis as a place to live strengthens housing demand, increasing home values and cost. The city's strong identity, compact form and open-space surroundings all contribute to its quality and market demand.

With regional growth, planned enrollment increases at UC Davis and low interest rates, Davis, Dixon and Woodland are currently experiencing housing demand pressures and rising home prices. Davis has put in place a growth-management system in response to these pressures. However, the current housing demand pressure is a national trend and is not unique to Davis and its surrounding cities.

Elements of the allocation system that have been identified in the past by developers, lenders and realtors as increasing housing cost include lack of competition among developers and developers' inability to respond to favorable market conditions, as discussed above. Additional identified concerns were lengthy processing time and piecemeal allocations, which are discussed below. However, the contrasts to these arguments include the fact that the rolling of allocations often results in fast-paced development during favorable market conditions. Also, the scarcity of developable residential land affects the allocation system.

Effect of Allocation System on Development of Affordable Housing. The Phased Allocation Plan exempts from allocations all of the following:

- Housing units granted allocations under the previous growth limitation program;
- All commercial and industrial development;
- Residential development within the downtown Core Area;
- Infill residential development; and
- Affordable housing for very-low and low-income households.

The growth management policies and ordinances contribute to the restriction excessive housing development, including affordable housing in the city. However, given the recent residential housing growth in Davis, it can be argued that the limitation of the growth management policies and ordinances are moderate. In May 1992, the city exempted multi-family rental projects from any allocation requirements. This action allows apartment complexes consistent with zoning and the General Plan to be built at any time.

Lengthy Allocation Processing Time. Since 1980, the shortest period between an allocation approval and the issuance of a first building permit was three months and the longest was 41 months. Some delays are caused by developers' response to market conditions, changes in project applications, or securing financing. Since 1989, the amount of time between first allocation and building permit issuance has been as small as the next fiscal year and as long as three years. For instance, the Wildhorse subdivision amended its development agreement to receive accelerated allocation, which resulted in units being built and occupied within a 12-month period.

Piecemeal Allocations. In the early years of the allocation system, many projects receive several allocations over a period of years, with as few as three units approved in a given allocation and no assurance of future allocations. The city has stated, however, its intent to allow developments to fully build out within fifteen years of the first allocation. Each allocation requires regulatory and financing applications, which could be done at one time if a total project approval were granted, even if phasing were to require development at the same pace as results from the allocation system. Because production construction techniques cannot be used in small-size projects, housing cost for such projects are higher. Phasing programs would not affect this.

However, the most recent major subdivisions in city received their allocations through development agreements. There were no piecemeal approaches in the allocation of units to the subdivisions, which include Wildhorse, Mace Ranch and Evergreen.

8.1j. Other Policies and Ordinances

Other policies and existing zoning ordinance could be construed to impede housing availability and affordability. These are:

- The Affordable Housing policies and ordinance,
- The Right to Farm and Farmland Preservation policies and ordinance, and
- The Greenbelt and Open Space policies.

I. Affordable Housing Policies and Ordinance

The General Plan has a policy that reads:

"Policy HOUSING 4.1 Maintain and periodically review the Affordable Housing Ordinance to require the inclusion of affordable housing in all new development areas to the extent feasible.

Standards

- a. Twenty-five percent of all proposed new for-sale residential units should be affordable to very low, low and moderate-income households. The units should be as affordable rental or ownership.
- b. Continue to administer an affordable housing ordinance, which accomplishes the following:

Rental housing developments containing between 5 and 19 units inclusive shall provide, to the maximum extent feasible, 15 percent of the units to be affordable to low-income households (50-80% of the median income) and 10 percent of the units to be affordable to very low income households (less than 50% percent of median income) for a total requirement of 25 percent.

Rental housing developments containing 20 or more units shall provide, to the maximum extent feasible, 10 percent of the units to be affordable to low-income households and 25 percent of the units to be affordable to very-low-income households for a total requirement of 35 percent.

The city shall review the ordinance at least every five years to confirm its effectiveness."

The Affordable Housing Ordinance was initially adopted in 1990 and amended in 1993. The ordinance requirements are intended to implement the General Plan policies that require affordable housing for all income categories as stated above, and to meet the city's share of the regional housing need for these impacted households.

The ordinance has built-in flexibility to allow a "project individualized program", which is an alternative to the standard provisions. The program generates the same or more than the number of affordable units that would have been generated under the standard requirements.

Some have argued that provision of affordable housing adds to the costs of the market-rate units, thus, increases the cost of housing. This argument may be valid to some extent provided the cost of affordable housing contribution is not reflected in the value of land purchased by the developer or the profit made by the subdivider. However, to provide housing for all income segments of the city, it becomes necessary to require inclusion of affordable units in new residential development. The majority of the affordable units come at minimal direct cost to the subdivider, although they may have opportunity costs through reduced profit.

II. The Right to Farm and Farmland Preservation Ordinance

The May 2001 General Plan has a policy that reads:

"Policy AG 1.1 Action j. In order to create an effective permanent agricultural and open space buffer on the perimeter of the City, immediately upon completion of the General Plan Update, pursue amendments of the Farmland Preservation ordinance to assure as a baseline standard that new peripheral development projects provide a minimum of 2:1 mitigation along the entire non-urbanized perimeter of the project. The proposed amendments shall allow for the alternate location of mitigations for such projects including but not limited to circumstances where the project is adjacent to land already protected by conservation easements or by some other form of public ownership that guarantees adjacent lands will not be developed."

The city adopted an ordinance on November 15, 1995, establishing the Right to Farm and Farmland Preservation requirements. The Right to Farm portion of the ordinance states that properly operated agricultural operations are generally not to be considered a nuisance, and requires that properties within 1,000 feet of agricultural lands carry a deed restriction that notifies owners and buyers of potential inconveniences associated with lawful agricultural operations when they are subjected to any discretionary permit issued by the city. It also requires that lands within 150 feet of an agricultural, greenbelt or habitat area shall be maintained in an agricultural buffer/agricultural transition area. The buffer is to be made up of a 100-foot agricultural buffer without public access, as well as a 50-foot transition area that may include bike paths, trails and other facilities for public access.

The Farmland Preservation portion of the ordinance requires agricultural mitigation by applicants for general plan or zoning changes or any other discretionary entitlement applications that would change the use of agricultural land to non-agricultural uses. Agricultural mitigation on a 1:1 replacement basis may include granting of a farmland conservation easement or similar conservation mechanism for lands not subjected to non-agricultural development or payment of a fee for purchase of farmland rights in another area. Mitigation lands must be within the Davis planning area. A portion of agricultural mitigation lands may be used for habitat mitigation.

Some have argued that this ordinance and the 2001 General Plan 2:1 requirements may impede housing development. It is anticipated that prospective developers would take into consideration this requirement in making offers for land to be developed that would be required to comply with the requirements. The city's agricultural mitigation policies reflect the public policy tension between affordable housing and agricultural preservation. The city has shown that it can be successful in protecting open space and farmland while meeting fair share housing allocation.

III. Greenbelt and Open Space Policies

Land Use Element policies requiring the provision of greenbelts and other amenities may affect the cost to the developer of constructing housing. This in turn could affect the cost to the purchaser or renter of housing. The city requires that 10% of the land in a residential subdivision be dedicated and improved as neighborhood greenbelt. The greenbelt requirements do not reduce the number of units that may be built on a given parcel of land. Although a portion of the land is required to be built as greenbelt rather than housing, the number of allowed units is determined by the gross acreage of the parcel, including the greenbelt area. The greenbelts will reduce the lot size per unit, however, which may either reduce the market value of the unit or decrease developer profit. Similarly, on-site open space and parking requirements for multi-family developments also act to reduce the amount of land available for building.

Neighborhood greenbelts, like other recreational amenities, add to the cost of producing housing. They also add to the value of housing by increasing the desirability of the unit and the surrounding neighborhood. One of the reasons people want to live in Davis is the availability of bike paths and neighborhood greenbelts. Neighborhood greenbelts, by providing an off-street transportation system, also encourage travel on foot and by bicycle, reducing automobile congestion and assisting in the preservation of air quality. Thus, the costs associated with the greenbelt and open spaces are necessary and do not significantly impede housing provision.

IV. Persons with Disabilities Constraints Analysis

Recently amended Chapter 671, Statutes of 2001 (Senate Bill 520) effective on January 1, 2002, amended the Housing Element law and Government Code Section 650008 to require that as part of a governmental constraints analysis, an element must analyze potential and actual constraints upon development, maintenance and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder a locality from meeting the need for housing for persons with disabilities. The law requires the removal of the constraints or provision of reasonable accommodation for housing designed for persons with disabilities.

The city could not identify any specific governmental constraints that hinder the provision of housing for persons with disabilities. However, the city recognizes that persons with disabilities are one of the special needs group that must be accommodated consistent with the law. As a result, the city policies and programs include the following:

"Policy HOUSING 1.4 Encourage a variety of housing types and care choices for disabled persons.

Standards

- a. Units appropriate for disabled persons shall be included in all housing developments with 5 or more units, as required by state and federal law.
- b. Housing for disabled persons should be located near neighborhood centers in order to facilitate disabled persons' maximum participation in community life.

Actions

- a. Facilitate the process for reasonable accommodations in land use, zoning, funding, development and use of housing for persons with disabilities and adopt an ordinance that specifies procedures and standards for granting reasonable accommodation for persons with disabilities. Consistent with policies that ensure a fair and equitable dispersal of group homes throughout the city.
- b. Complete a review of land use and zoning standards to promote housing for people with disabilities.
- c. Create incentives to encourage the establishment of fully accessible housing for people with disabilities in addition to requirements for accessible units otherwise mandated by federal and state law, including providing density bonuses for additional units that incorporate universal design or other similar design principles.
- d. Consider adopting an ordinance requiring basic access (visitability) features for 25 percent newly constructed single-family residences (that is in new subdivisions), and in all multi-family residential units with a ground-floor entrance, including, at a minimum: an accessible route through hallways and passageways on the first floor, at least one adaptable bathroom on the first floor with wall reinforcements, and accessible light switches, thermostats and other environmental controls on the first floor. Part of this consideration should be a cost analysis for the required reasonable accommodation, accessibility and visitability improvements."

The above policies would facilitate the provision of housing for persons with disabilities consistent with the law.

8.2 LOCAL EFFORTS TO REMOVE GOVERNMENTAL CONSTRAINTS

The city recognizes the need to remove constraints to housing hence Section 9.4 of this document is devoted to it. In addition to the programs, policies, and actions in Section 9.4, the city has made the following local efforts to remove governmental constraints that might hinder housing availability and affordability:

- The city has exempted all affordable housing and multi-family projects from Phased Allocation Plan requirements under the city's growth management program.
- The city has granted density bonuses for provision of affordable housing and housing for seniors, consistent with state law and the Affordable Housing Ordinance.
- The city has continued to maintain a supply of land adequate to meet the five-year demand for housing at all income levels.
- The city has developed and implemented guidelines for infill development.

8.3 NONGOVERNMENTAL CONSTRAINTS

Nongovernmental constraints can be anything outside the purview of government that negatively impacts the "maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction" (Gov't. Code §65583(a)(5)). Thus, the potential list of all constraints on housing development could be long and include information on regional and national economic conditions.

The analysis in this section focuses on non-governmental constraints that address the following:

- Land Costs,
- Construction Costs, and
- Availability of Financing.

8.3a. Land Costs

Many factors and variables that include land scarcity, location, unique on site features, lot size, accessibility, availability of services, type of financing between buyer and seller, Zoning and General Plan designation influence the cost of land. Typically the cost of land is the largest component of housing cost. While the city can directly control the housing supply through Measure J and the Phased Allocation growth management program, there is little that it can do to influence the market price of land.

As of May 2003, the cost of an improved, or ready-to-build residential lot ranges from \$200,000 to \$400,000, depending on lot size, location, and other factors. For instance, locations next to open spaces, such as a golf course, greenbelts, or Putah Creek, demand higher land values, while locations near the freeways (especially 1-80) are less valuable, due to noise and traffic concerns.

8.3b. Construction and Improvements Costs

The costs of construction are based on several factors that include labor, materials, development fees, and land. Construction costs vary depending on the type of development. Generally, single family housing is more expensive as compared to multifamily housing construction costs. As of May 2003, local realtors contacted by staff estimate that production-builders' construction cost for home ranges from \$70 to \$80 per square foot. The custom home built by small builders' construction cost is a range of \$125 to \$150 per square foot. Because builders often attempt to maintain a constant ratio of land to building cost, increasing land values can result in increases in proposed unit size and amenities, further increasing the cost of the completed home.

The range of construction costs for affordable multi-family projects in Davis as of April 2003, was \$100 to \$132. Affordable multi-family housing projects cost more than market-rate multi-family projects. The range of construction costs for market-rate multi-family projects was \$90 to \$125 for the same period. Production builders have low construction costs compared to non-production builders in both single-family and multi-family housing projects.

8.3c. Availability of Financing

Given high housing demand and land costs in Davis, it is unlikely that established residential developers will encounter difficulty in obtaining construction financing for projects in the city. However, nonprofit developers face a different challenge. Most of their construction costs come from governmental sources. Government funds for affordable housing are limited. Nonprofit developers face nationwide and statewide competition for these funds. However, the city financially assists the nonprofits relative to construction costs. The city offers assistance from its Redevelopment, Housing Trust and CDBG funds.

For homebuyers, interest rates have a major impact on housing affordability, as discussed in sections 5, 6 and 7 of this document. Given the recent trend of lower mortgage and construction interest rates, prospective homebuyers and developers alike have easier access to lenders as compared to the early 1990s when there were higher interest rates.

There is no data to indicate that financing is less available in the Davis area than elsewhere in the region or state. Financing is generally available in Davis for new construction, rehabilitation and refinancing. The recent historic drop in the interest rates and the high demand for housing in Davis has resulted in higher appreciation of housing values. This has made the Davis area attractive to lenders similar to many other parts of the state.

It should be noted that the city has no control over the financial feasibility of any housing transaction relative to financing. Lenders will still weigh individual housing transactions on their merit.

It is not believed that financing would be an impediment to availability and affordability of housing in Davis because of the many institutions seeking to lend money at the current market conditions. This is based on the attractiveness of Davis to lenders due to the higher appreciation of housing values and the recent higher housing demand.

9. HOUSING PROGRAM

9.0 HOUSING PROGRAM

The May 2001 General Plan amended the 1987 General Plan. The Housing Element was updated as part of the 2001 General Plan. However, to better address the city's housing issues and state mandated Housing Element update, the city embarked on another revision of its Housing Element. Some 1993 Housing Element policies remained unchanged in the 2001 update. Some 1993 Housing Element policies had minor changes made to them. Other 1993 Housing Element policies were either significantly amended or deleted. The 2001 General Plan contains some new policies that were not in the 1993 Housing Element. However, the 2001 General Plan Housing Element is being updated by this document in compliance with state mandate, and to address the city's recent housing issues. The current revisions to the 2001 General Plan Housing Element reflect the visions, goals, and policies of the city relative to housing.

The housing programs in this Housing Element are for the period that began on June 30, 2002 and that will end on June 30, 2007. The SACOG Regional Housing Needs Plan states that the interim planning period for the city began on January 1, 2000 and ended on June 30, 2002. The city's housing needs assessment in Section 6 of this document included data from the interim planning period.

Consistent with state law, responsible agencies, quantified objectives, and actions needed have been identified for the policies. The programs outlined in this document will assist in the city's compliance with the requirements of the city's fair share. Based on the analysis in this document, the city will meet and exceed provision of its fair share allocation.

As documented elsewhere in this document, the city's housing is in very good condition. There are no housing units identified as needing rehabilitation. This is substantially due to the city's resale inspection program. The city encourages equal opportunities for all relative to access to housing. The city ensures that new constructions and resold structures comply with state energy conservation standards. Also, it encourages developments that go beyond the requirements of state law. The city has always encouraged the development of affordable housing for all income groups and continues to encourage development of affordable housing.

There are limited federal and state housing subsidies. The very small amount of state and federal assistance now available for housing for very-low, low and moderate-income households has placed greater emphasis on the role of local government in producing affordable housing. While federal and state tax laws make low-interest mortgage money available for below-market-rate housing, it is still difficult to obtain these low-interest loans due to fierce competition. Recent hard economic conditions have contributed to the limitation in the provision of federal and state funds for affordable housing. However, it is anticipated that when Proposition 46 funds become available, they will reduce the city's burden of financing affordable housing.

The city has been in the forefront of affordable housing provision. The city has assisted financially and through its inclusionary zoning requirement in the provision of varying types of affordable housing. The city Housing Trust fund, for example, has been used in the provision of several rental units over the years. Policies in this Housing Element ensure continued commitment to provision of affordable housing to all income groups. The city continues to evaluate ways to improve provision of affordable housing to all income groups. Efforts include the ongoing Internal Housing Needs Assessment. Also, the City Council appointed an Affordable Housing Task Force based on the following to address affordable housing issues:

- The city has demonstrated a strong commitment to effectively manage affordable housing activities;
- The city has been active in the development of affordable housing for over twenty years;
- The city is working with residents of Davis and organizational representatives interested in affordable housing to ensure that affordable housing projects meet the needs of diverse groups of Davis residents;
- The city recognizes the need for public input into the development of affordable housing; and
- The Planning Commission has requested that a working group be established to consider affordable housing issues.

The City Council has resolved and created the Affordable Housing Task Force to perform tasks, which include: 1) housing need assessment, 2) explore and make recommendations for alternative methods of providing affordable housing, and 3) offer clarification, comments and propose languages to be used in the implementation of this Housing Element and the goals of the Affordable Housing Ordinance.

Due to the city's low vacancy rate, the limited supply of developable land in the General Plan, and bidding up of housing prices and rents by prospective residents, the housing opportunities for very-low, low, or moderate-income households appear limited. This concern is offset to an undetermined amount by requiring developers to provide affordable housing (i.e., inclusionary zoning) and exempting affordable housing units from allocation requirements. Thus, General Plan policies and Affordable Housing Ordinance requirements adequately address this concern. The city affordable housing policies include the requirement to provide housing that is affordable for residents with low paying jobs, fixed incomes and pensions. Implementation of this and other city policies will assure provision of low to above-moderate income affordable housing to meet regional housing needs, but the city is unlikely to satisfy the total demand for affordable housing in Davis.

Unlike the 1993 Housing Element that contained Goals, Guiding Policies and Implementing Policies, this Element contains Goals, Standards, Policies and Actions. Given the complexity of this Housing Element's goals, policies, standards and actions, the responsible agencies,

quantified objective, actions needed and financing that follow are selective. There are no responsible agencies, quantified objectives, actions needed and financing listed for goals, some policies, standards and actions. Generally, this is because the goals are too broad and are accounted for in the standards, policies and actions. Also, where the standards, policies and actions address the same program, then the responsible agencies, quantified objectives, needed actions and financing for them is combined. This section has many sub-sections, which consists of:

- List of current goals, standards, policies and actions being addressed in this Housing Element
- Housing supply,
- Affordable housing,
- Access to housing,
- Removal of constraints to housing production,
- Residential conservation, and
- Energy conservation.

9.1 HOUSING ELEMENT GOALS, STANDARDS, POLICIES & ACTIONS COMPILED

Below is a compilation of the goals, standards, policies and actions of this Housing Element. The compilation is based on the categorization of 1) housing supply, 2) affordable housing, 3) access to housing, 4) removal of constraints on housing production, 5) residential conservation and 6) energy conservation.

Housing Supply

GOAL HOUSING 1. Promote an adequate supply of housing for people of all ages, income, lifestyles and types of households consistent with General Plan policies and goals

Policy HOUSING 1.1 Encourage a variety of housing types that meet the housing needs of an economically and socially diverse Davis.

Standards

- a. Housing, including affordable housing, should include a range of unit sizes appropriate to meet Davis housing needs.

- b. Each new development area should include a mix of housing types, densities, prices and rents, and designs.
- c. All new housing construction shall meet minimum densities and will have limited number of overly-large homes

Actions

- a. As a vehicle for long range planning, establish guidelines for allocation processes including development agreements that include adequate citizens' participation and City Council oversight in the planning implementation of the allocation processes.
- b. Analyze the mechanism whereby existing and future mobile home sites can be made permanently affordable.
- c. As part of proposed large housing developments, consider requiring a percentage of small residential lots and structures with related floor area ratio standards to contribute to the supply of affordable housing and to avoid overbuilding of lots.
- d. Encourage increased densities in Davis in order to facilitate greater affordability without sprawl. Study such dwellings as row houses, town houses, second story apartments over businesses, and second dwelling units. At a minimum, the study parameters should include analysis of the cost of construction impact on local infrastructure, impact to the city General fund, affordability, proximity to shopping and services and consistency with neighborhood preservations standards as they relate to adaptive reuse, privacy, open space, building mass and scale and parking impact issues.
- e. Strive to provide owner-occupied townhouses and condominiums in and near the core area and the neighborhood shopping centers geared to empty nesters and singles and couples without children, in order to limit sprawl and provide lifestyle alternatives for those who do not need large suburban houses.

Policy HOUSING 1.2 Strive to maintain an adequate supply of rental housing in Davis to meet the needs of all renters, including students.

Policy HOUSING 1.3 Encourage the construction of housing to meet the needs of single persons and households with children with extremely low, very-low, and low incomes.

Actions

- a. Explore mechanisms for encouraging and financing the construction of housing to meet the needs of single persons with low and very low incomes.

- b. Adopt zoning provisions allowing housing to meet the special housing needs of single persons or small households with low and very low incomes. Allow such housing, subject to discretionary review, in appropriate residential and commercial areas.

Policy HOUSING 1.4 Encourage a variety of housing types and care choices for disabled persons.

Standards

- a. Units appropriate for disabled persons shall be included in all housing developments with 5 or more units, as required by state and federal law.
- b. Housing for disabled persons should be located near neighborhood centers in order to facilitate disabled persons' maximum participation in community life.

Actions

- a. Facilitate the process for reasonable accommodations in land use, zoning, funding, development and use of housing for persons with disabilities and adopt an ordinance that specifies procedures and standards for granting reasonable accommodation for persons with disabilities. Consistent with policies that ensure a fair and equitable dispersal of group homes throughout the city.
- b. Complete a review of land use and zoning standards to promote housing for people with disabilities.
- c. Create incentives to encourage the establishment of fully accessible housing for people with disabilities in addition to requirements for accessible units otherwise mandated by federal and state law, including providing density bonuses for additional units that incorporate universal design or other similar design principles.
- d. Consider adopting an ordinance requiring basic access (visitability) features for 25 percent of newly constructed single-family residences (that is in new subdivisions), and in all multi-family residential units with a ground-floor entrance, including, at a minimum: an accessible route through hallways and passageways on the first floor, at least one adaptable bathroom on the first floor with wall reinforcements, and accessible light switches, thermostats and other environmental controls on the first floor. Part of this consideration should be a cost analysis for the required reasonable accommodation, accessibility and visitability improvements.

Policy HOUSING 1.5 Work with UC Davis to revise UC Davis / City agreement to develop plans, procedures and priorities that will ensure the development of maximum student housing on campus.

Actions

- a. Continue to work with UC Davis to provide housing for students.
- b. Support the provisions in the Memorandum of Understanding entered into by and between the City of Davis and U.C. Davis in 1989, including but not limited to the following:
 1. The goal and intention of U.C. Davis to provide on-campus housing for 25% of the current (1988-89) base student population of 21,000 and for 35% of the new student population; and
 2. The agreement that UC. Davis' maximum and optimum three-term student population on the Davis campus is 26,000.

In addition, rely upon the University to provide on-campus student housing to provide for accelerated enrollment beyond 24,000 students by the year 2000-01 and 26,000 students by the year 2005-06. Seek an update of the Memorandum of Understanding (MOU) including the percentage of student housing to be provided on campus.

- c. Urge the University to provide on-campus housing for living groups.
- d. Investigate as a strategy City, RDA and UC Davis joint sponsorship of targeted student and faculty staff housing within the City limits.
- e. Consider the proximity to campus, transit routes, and bike paths when siting student housing projects.
- f. Recognize the City's commitment to housing students by pursuing policies and actions which will facilitate the availability of housing which is compatible with existing neighborhoods and is easily accessible by public transit and bicycle.

Policy HOUSING 1.6 Include students from low-income families within the target population for affordable housing opportunities.

Action

- a. Encourage the construction of student cooperatives as permanently affordable housing opportunities for students.

Policy HOUSING 1.7 Analyze the models and options to promote housing for local employees.

Actions

- a. Explore programs to assist City staff, UC Davis staff and faculty, Yolo County staff, and school district staff to live in Davis.
- b. Create incentives to provide local housing for local employees.

Policy HOUSING 1.8 Encourage a variety of housing types and care choices, as well as housing innovation, for seniors.

Actions

- a. Periodically conduct demographic studies to predict the need for housing and care of senior citizens and other special needs populations. These studies should include statistics on age, gender, income levels, marital status, state of health, and supportive services required.
- b. Develop design guidelines and site criteria for senior housing and care.
- c. Provide incentives to builders to provide housing and care choices for seniors of all income levels.

Policy HOUSING 1.9 Encourage construction of housing to meet the needs of farmworkers.

Actions

- a. Support efforts by the Farmers Home Administration and Yolo County Housing Authority to provide housing for farmworkers and their families.
- b. Encourage developers to seek funding from sources such as Farmers Home Administration for construction of additional units of permanent housing for farmworkers in Davis.

Affordable Housing

Policy HOUSING 1.5 Work with UC Davis to revise UC Davis / City agreement to develop plans, procedures and priorities that will ensure the development of maximum student housing on campus.

Actions

- a. Continue to work with UC Davis to provide housing for students.
- b. Support the provisions in the Memorandum of Understanding entered into by and between the City of Davis and U.C. Davis in 1989, including but not limited to the following:
 1. The goal and intention of U.C. Davis to provide on-campus housing for 25% of the current (1988-89) base student population of 21,000 and for 35% of the new student population; and
 2. The agreement that UC. Davis' maximum and optimum three-term student population on the Davis campus is 26,000.

In addition, rely upon the University to provide on-campus student housing to provide for accelerated enrollment beyond 24,000 students by the year 2000-01 and 26,000 students by the year 2005-06. Seek an update of the Memorandum of Understanding (MOU) including the percentage of student housing to be provided on campus.

- c. Urge the University to provide on-campus housing for living groups.
- d. Investigate as a strategy City, RDA and UC Davis joint sponsorship of targeted student and faculty staff housing within the City limits.
- e. Consider the proximity to campus, transit routes, and bike paths when siting student housing projects.
- f. Recognize the City's commitment to housing students by pursuing policies and actions which will facilitate the availability of housing which is compatible with existing neighborhoods and is easily accessible by public transit and bicycle.

Policy HOUSING 1.6 Include students from low-income families within the target population for affordable housing opportunities.

Action

- a. Encourage the construction of student cooperatives as permanently affordable housing opportunities for students.

Policy HOUSING 1.7 Analyze the models and options to promote housing for local employees.

Actions

- a. Explore programs to assist City staff, UC Davis staff and faculty, Yolo County staff, and school district staff to live in Davis.
- b. Create incentives to provide local housing for local employees.

Policy HOUSING 1.8 Encourage a variety of housing types and care choices, as well as housing innovation, for seniors.

Actions

- a. Periodically conduct demographic studies to predict the need for housing and care of senior citizens and other special needs populations. These studies should include statistics on age, gender, income levels, marital status, state of health, and supportive services required.
- b. Develop design guidelines and site criteria for senior housing and care.
- c. Provide incentives to builders to provide housing and care choices for seniors of all income levels.

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Actions

- a. Support efforts by the Farmers Home Administration and Yolo County Housing Authority to provide housing for farmworkers and their families.
- b. Encourage developers to seek funding from sources such as Farmers Home Administration for construction of additional units of permanent housing for farmworkers in Davis.

Affordable Housing

GOAL HOUSING 2. Provide housing that is affordable for residents with low-incomes and low paying jobs, fixed incomes and pensions.

Policy HOUSING 2.1 Strive to meet the identified current and projected local need for housing and for housing affordable to extremely low, very low, low, and moderate income households including provision of Davis' five-year fair share of regional housing needs.

Standards

- a. Limited-equity cooperative units affordable to moderate-income households (120 percent of median income or less) are exempt from restrictions on the rate of new construction.
- b. Units affordable by extremely low, very low, or low-income households, farmworkers, or supportive housing are excluded from the housing allocation system if they are subject to provisions to ensure affordability to such households throughout the life of the units.
- c. Density bonuses and density bonus credits shall be given for the provision of affordable housing, subject to State law and standards developed by the City. There shall be a 1:1 density bonus for units required under the Affordable Housing Ordinance. The density bonus credits may be earned for land dedication and applied to other housing developments.
- d. As a means to maximize the development of affordable units on dedicated land, a portion of the affordable housing requirement on dedicated land may be constructed as multi-family, limited-equity cooperative, or mutual housing association units in areas designated low-density in the General Plan (pursuant to Section 65589.8 of the Government Code and the applicable specific plan). The maximum area that may be used to construct affordable multi-family units shall not exceed the greater of the acreage of the required dedicated land or three (3) net acres unless a General Plan amendment is approved.

Actions

- a. Encourage use of Federal Tax Credits and other federal and state subsidy programs for production of low-income housing.
- b. Encourage the use of all available affordable housing incentive programs available to Davis residents for both new and existing housing, for example delayed fees for homebuyers, shared equity programs and mortgage-credit certificates.

- c. Pursue means of securing additional housing affordable to low-income households and land for such housing including, but not limited to, land dedication, land exaction, and other private funding opportunities.
- d. Create incentives to the development of affordable housing through measures such as flexible development standards that are compatible with and protective of the surrounding neighborhood.
- e. Revise the existing program to provide loans or grants to very low-income households for the purpose of making deposits on rental housing.
- f. If new lands are added to the City's General Plan Area, identify and zone affordable housing sites early in the planning process.
- g. Work to maintain continued affordability of existing affordable housing with expiring federal, state, or local subsidy programs.
- h. Assist residents who are displaced from subsidized housing in finding comparable accommodations.
- i. Establish a referral service to assist very low and low income households in identifying affordable housing in Davis and surrounding areas.
- j. Compile and maintain a list of vacant sites in Davis which are suitable for affordable housing development.
- k. Monitor creation and availability of affordable housing on an annual basis.
- l. If monitoring shows that the percentage of affordable units available does not meet identified affordable housing needs, take further actions to encourage construction of affordable housing, such as increasing allowed densities or restructuring the Affordable Housing Ordinance.
- m. Encourage and seek funding for shared housing for residents with low-incomes, fixed incomes and pensions.
- n. Maintain standards for the regulation of condominium conversion applications so that low-income households receive appropriate displacement protection or benefits.
- o. Provide written handouts and work with developers to provide signs to disclose the locations of sites approved for future affordable housing development to low and moderate income persons. In written materials, disclose that affordable

housing sites may be developed with affordable housing as envisioned in the General Plan.

- p. The City shall review the Housing Element beginning in January 2005 to determine (1) its progress toward meeting the goals of the Housing Element and any further actions needed to meet them before the end of the current Housing Element planning period; and (2) whether adequate sites will be available to meet the prospective identified needs for the next planning period and, if not, any actions needed during the remainder of the current planning period to make them available.
- q. The City shall petition our state and national representatives for more affordable housing resources.
- r. Amend the Affordable Housing Ordinance to establish a more precise timeline for transfer of dedicated land and the award of dedicated land for development by non-profits to promote neighborhood acceptance.

Access To Housing

GOAL HOUSING 3. Increase Equal Housing opportunities for all persons and households in Davis.

Policy HOUSING 3.1 Affirmatively further fair housing opportunities for all persons regardless of race, color, religion, sex, national origin, familial status, disability, age, marital status, sexual orientation, source of income, and receipt of Section 8 or other subsidized rental program.

Actions

- a. Continue to monitor daily number of persons seeking emergency shelter in Davis and Yolo County. Evaluate the resulting data to determine what facilities and social services are needed in Davis to cooperatively address the overall county needs of the identified population.
- b. Continue to participate in an interagency county homeless task force.

Policy HOUSING 3.2 Strive to ensure that required affordable housing is occupied by those of the greatest need.

Actions

- a. Permanently maintain the affordability of required affordable rental units for very low, low, or moderate-income households.
- b. Establish a process to alert the city in the event of sharp rental increases or evictions of groups of tenants; by landlords of rental properties with 40 or more units. Special attention shall be given to projects with potential for large-scale gentrification or displacement of Section 8 residents without appropriate relocation to other similar affordable units.
- c. Strive to create and maintain an adequate supply of rental and ownership housing that is affordable to extremely-low, very-low, low, and moderate income households.
- d. Consider offering incentives to homeowners and developers to reserve spaces on upper floors of retail commercial buildings, downtown and elsewhere, for housing.
- e. As a last resort and as authorized by law, use the city's power of eminent domain to buy affordable housing and keep it affordable.

Policy HOUSING 3.3 Change the name of the Social Services Commission to the Social Services and Affordable Housing Commission.

Actions

- a. Designate the Social Services and Affordable Housing Commission to monitor affordable housing programs supported by CDBG, HOME, Housing Trust Fund, and Redevelopment Fund identified for affordable housing. Currently produced annual reports will be amended to include information about the Housing Trust Fund and Redevelopment Fund, including expenditures and income.
- b. In 2003, the City Council will expand the mission of the Social Services and Affordable Housing Commission to include review and recommendations affordable housing units provided pursuant to the Affordable Housing Ordinance to the Planning Commission.
- c. The Social Services and Affordable Housing Commission shall regularly review current needs for continuing targeting of resources to moderate, low and very-low income households.
- d. The commission and its staff, the Parks and Community Services Department in coordination with Yolo County Housing Authority, shall work cooperatively and proactively with Section 8 rental property owners to encourage them to remain in the program and with Section 8 tenants to educate them on their legal rights.

- e. Establish reciprocal communication with the Yolo County Housing Authority when either agency is made aware of the filing of opt-out notices by Section 8 rental property owners and/or receipt of notices by Section 8 tenants.
- f. Forward all existing and new opt-out notices to Legal Services of Northern California in Woodland.

Policy HOUSING 3.4 Strive to assure that all new subsidized affordable housing and the land on which it is located remain affordable permanently. In a case in which that is infeasible, assure affordability for the longest feasible time and recapture of the local subsidies. Also, should economic circumstances, or state and federal subsidies dictate that permanent affordability requirement be released for a specific development project, then appropriate recapture mechanisms for the subsidies and owner occupancy for the longest period feasible shall be imposed. Specific findings for release of the permanent affordability requirement shall be established in the Affordable Housing Ordinance.

Definition - As used in this policy and the actions under it, "new subsidized affordable housing" means affordable housing built, acquired, or preserved with subsidies including city or city-controlled funds, land, or other resources pursuant to the city Affordable Housing Ordinance, after the effective date of this policy.

Actions

- a. In all cases of new subsidized affordable for-sale housing, except those cases in which the City determines that permanent affordability is infeasible, the housing shall be in or under the control of a housing land trust, a limited equity cooperative, fee simple ownership with permanent affordability requirements and significant city oversight, or other permanent affordability arrangements with significant city oversight. Also should economic circumstances, or state and federal subsidies dictate that permanent affordability requirement be released for a specific development project, then appropriate recapture mechanisms for the subsidies and owner occupancy for the longest period feasible shall be imposed. Specific findings for release of the permanent affordability requirement shall be established in the Affordable Housing Ordinance.
- b. In all cases of new subsidized affordable rental housing, except in those cases in which the City Council determines that permanent affordability is infeasible, the city shall develop appropriate mechanisms to assure permanent affordability.
- c. In all cases of new subsidized affordable housing, whether for-sale or rental, in which the City determines that permanent affordability is infeasible, the city shall develop appropriate mechanisms to assure recapture of the subsidies and its

appreciated value upon resale, or refinance, or termination of affordability restrictions. Also, should economic circumstances, or state and federal subsidies dictate that permanent affordability requirement be released for a specific development project, then appropriate recapture mechanisms for the subsidies and owner occupancy for the longest period feasible shall be imposed. Specific findings for release of the permanent affordability requirement shall be established in the Affordable Housing Ordinance.

- d. In cases of new subsidized affordable housing, whether for-sale or rental, and whether or not the City Council determines that permanent affordability is infeasible, the housing and the land on which it is located shall be subject to easements or deed restrictions to assure compliance with Actions a, b, or c, whichever applies.
- e. If the common-law Rule Against Perpetuities or any other provisions of state law proves to be an obstacle to implementation of this policy and these actions, the City Council shall seek state legislation to amend or waive the provision that is the obstacle.

DIVERSITY 1.1 Action d. Continue to promulgate non-discrimination laws and the City's Fair Housing Program.

Removal of Constraints on Housing Production

GOAL HOUSING 4. Disperse affordable and rental housing fairly throughout the City.

Policy HOUSING 4.1 Maintain and periodically review the Affordable Housing Ordinance to require the inclusion of affordable housing in all new development areas to the extent feasible.

Standards

- a. Twenty-five percent of all proposed new for-sale residential units should be affordable to very low, low and moderate-income households. The units should be as affordable rental or ownership.
- b. Continue to administer an affordable housing ordinance, which accomplishes the following:

Rental housing developments containing between 5 and 19 units inclusive shall provide, to the maximum extent feasible, 15 percent of the units to be affordable to low-income households (50-80% of the median income) and 10

percent of the units to be affordable to very low income households (less than 50% percent of median income) for a total requirement of 25 percent.

Rental housing developments containing 20 or more units shall provide, to the maximum extent feasible, 10 percent of the units to be affordable to low-income households and 25 percent of the units to be affordable to very-low-income households for a total requirement of 35 percent.

The city shall review the ordinance at least every five years to confirm its effectiveness.

- c. Project conditions of approval shall require that affordable housing shares be produced before or contemporaneously with the related market-rate housing. Exemptions shall be granted by the City only under extreme circumstances.
- d. The affordable housing obligation may be met by land dedication to the City or to a non-profit developer selected by the City.
- e. A developer who builds more than the required share of affordable housing may designate a recipient of credit for the number of the units exceeding the minimum.
- f. Fees in lieu of any required affordable on-site units may be accepted by the City on a discretionary basis for parcels less than ten acres in size and fewer than 30 units. In-lieu fees shall be set to reflect the true costs of affordable housing subsidization.
- g. To the extent feasible, the location of any nearby affordable housing sites shall be disclosed to purchasers of lots or residential units in new development areas.
- h. Offer incentives to homeowners to add granny flats and second units. Examples of these incentives might be by offering workshops on procedures, costs and design and establishing a revolving fund with low cost loans to allow homeowners to make necessary structural changes; reduced interest for loans used for Section 8 tenant.

Actions

- a. Evaluate the credit given for land dedication in light of General Plan densities and the likely parcel sizes.
- b. Consider revising the developer impacts fee structure for housing units so that smaller units pay lower fees than larger units by considering unit square footage,

or other legally acceptable criteria such as the number of bathrooms, or the number of rooms that potentially could be occupied as a bedroom.

- c. Consider a more equitable tax structure for future proposed city parcel tax by basing tax on unit square footage so that smaller units pay proportionally lower tax.
- d. Study the structure of storm-water quality fees and sewer fees for housing unit so that smaller units pay lower fees than larger units by considering unit square footage, or other legally acceptable criteria such as the number of bathrooms, or the number of rooms that potentially could be occupied as a bedroom.
- e. Provide financial incentives to rental property owners on the condition of making individual units permanently affordable. Options for incentives include but are not limited to market-rate rehabilitation loans and fee waivers.
- f. Increase resources for Affordable Housing. Study a variety of mechanisms to increase financial resources to increase the supply of affordable housing.
- g. Provide financial incentives to landlords on the condition of making the properties permanently affordable. Options for incentives include below market-rate rehabilitation loans, fee waivers for rehabilitation permits, and others to be negotiated by the Social Services and Affordable Housing Commission.

Policy HOUSING 4.2 Encourage senior housing in all parts of Davis and near neighborhood centers, shopping centers, public transportation, and/or parks and greenbelts where compatible with existing uses.

Policy HOUSING 4.3 Encourage housing for special needs to be dispersed throughout the community to avoid an over-concentration in one area and to be located near neighborhood services and facilities. Special needs housing may include, but is not limited to, housing for physically and mentally disabled individuals, affordable low income housing for single persons, emergency shelters and transitional housing.

Policy LAND USE 2.1 Develop and implement guidelines for infill development and comprehensive car management strategies immediately following the adoption of the General Plan so that guidelines and strategies will be in place prior to the approval of significant new infill development.

Policy LAND USE. 2.1 Action e. Immediately following the adoption of the General Plan, initiate a process (1) to develop residential infill and densification design guidelines and strategies and (2) examine zoning in conjunction with neighborhoods and neighborhood councils where applicable. Such guidelines may

include the establishment of floor area ratios, second story setback requirements, below grade construction to address scale and mass issues, "green" development and building, landscaping and other "buffering".

Policy LAND USE. Action f. Initiate a zoning ordinance amendment that would encourage density bonuses for residential projects in proximity to public facilities and services including bus stops.

Policy LAND USE. Action c. Periodically review Zoning Ordinance performance standards and revise them as needed to ensure high environmental quality, streamlined processing where appropriate, and compliance with State standards.

STREAMLINING Policy IMPLEMENTATION 4.1. Streamline the permit-approval process to the extent feasible.

PLAN IMPLEMENTATION 4.1 STREAMLINING Action b. Investigate a "one-stop" approval process for non-discretionary applications, which require actions from multiple departments. The purpose would be to avoid unnecessary and confusing processing steps.

PLAN IMPLEMENTATION 6.1 INTERDEPARTMENTAL AND INTER-AGENCY COOPERATION. Action b. Encourage inter-organizational representation in the long-term planning efforts of each agency, especially in relationships between the City, UC Davis, Yolo County, surrounding cities and DJUSD.

Policy IMPLEMENTATION 2.1 Community Participation Action a. Develop a method for documenting, distributing and maintaining interpretations of the municipal code, the General Plan, and program policies as each relate to development approval

Policy IMPLEMENTATION 4.1 STREAMLINING. Action d. Continue outreach efforts to inform architects and builders of City standards and requirements.

PLAN IMPLEMENTATION 4.1. STREAMLINING. Action f. Consider expanding the use of third-party project reviewers and plan checkers to reduce permit processing time.

Residential Conservation

GOAL HOUSING 5. Maintain Davis' housing stock in good condition.

Policy HOUSING 5.1 Ensure that existing housing stock is maintained in sound condition and up to code requirements.

Actions

- a. Periodically conduct a survey of the condition of residential structures in Davis to identify any need for rehabilitation or replacement.
- b. Continue to require maintenance and preservation of the existing housing stock through the existing Resale/Retrofit inspection program and by requiring inspection of houses on resale.
- c. Encourage landlords to maintain all rental units in sound condition through City information, the resale program, and technical assistance and support.
- d. Continue to support the existing program at the Senior Center which assists senior home owners in maintaining their homes by providing arrangements for volunteers to perform home maintenance services.
- e. Develop a program to assist low-income homeowners and owners of affordable rental housing in the upkeep of their residential units, as needed.

Policy LAND USE 2.1 Action k. Upon the completion of infill related studies and the adoption of infill and densification design guidelines and strategies, the Planning and Building Department shall make available a basic information sheet to inform interested parties that second or additional units are allowed in residential categories and the design guidelines affecting their construction and design.

Energy Conservation

Policy ENERGY 1.1. Develop programs to increase energy conservation on the household and business level.

Policy ENERGY 1.3 Action a. Use subsidies, expedited permit processing, density bonuses or other incentives to support implementation of photovoltaic and other renewable energy technologies to provide a portion of the City's energy needs.

Policy ENERGY 1.5 Action g. Offer incentives to developers for projects that result in energy savings of at least 20 percent when compared to the energy consumption that would occur under similar projects built to meet the minimum standards of the energy code.

Policy ENERGY 1.1 Action f. Provide incentives for retrofitting existing homes and businesses for improved energy efficiency. An example of a retrofit feature would be a passive solar device.

Principle 5 LAND USE MAP. Support the opportunity for efficient public transit by siting large apartment complexes on arterial streets, in the core and near neighborhood centers and the University.

Policy ENERGY 1.5 Standard c. At least 80 percent of all residential lots in any proposed new development should be oriented so that buildings have their long axes within 22.5 degrees of east/west. Allow a developer not providing the required percentage to demonstrate that other site design, building design or construction measures would provide similar opportunities for conserving energy.

Policy ENERGY 1.5 Action d. Develop and implement energy-efficient design requirements that go beyond the State building standards for energy efficiency.

Policy ENERGY 1.5 Action e. Develop design guidelines for climate-oriented site planning, building design and landscape design to promote energy efficiency.

Policy ENERGY 1.5 Action g. Offer incentives to developers for projects that result in energy savings of at least 20 percent when compared to the energy consumption that would occur under similar projects built to meet the minimum standards of the energy code.

Policy ENERGY 1.4 Standard a. Energy efficient landscaping and preservation of existing shade trees is encouraged on all building sites.

WATER 1.1 Action e. Continue to enforce and support water conservation ordinances.

WATER 1.1 Action f. Explore incentives to retrofit water conserving plumbing in existing residences and businesses.

As above, the discussions below are based on the sub-sections -- 1) housing supply, 2) affordable housing, 3) access to housing, 4) removal of constraints to housing production, 5) residential conservation and 6) energy conservation. However, the responsible agencies, quantified objectives, actions needed and financing is added to the standards, policies and actions.

9.2 HOUSING SUPPLY

Davis encourages the promotion of adequate housing for all income groups. Below are the city's goal, standards, policies and actions on provision of housing for all segments of the community. The programs for the supply of housing and the context to which the housing is provided are discussed below.

GOAL HOUSING 1. Promote an adequate supply of housing for people of all ages, income, lifestyles and types of households consistent with General Plan policies and goals

Policy HOUSING 1.1 Encourage a variety of housing types that meet the housing needs of an economically and socially diverse Davis.

Notes:

See Standards and Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Standards

- a. Housing, including affordable housing, should include a range of unit sizes appropriate to meet Davis housing needs.

Notes:

See the separate General Plan policy interpretation document titled "Ratio of Housing, Mix of Residential Types and Integration of Affordable Housing Units".

The 2001 General Plan Update does not include a policy regarding the ratio of single family to multi-family housing.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council

Quantified Objective: Amend the Affordable Housing Ordinance by 2003.

Actions Needed: Amend the Affordable Housing Ordinance to require a variety of housing types; also, amend the General Plan policy interpretation titled "Ratio of Housing, Mix of Residential Types and Integration of Affordable Housing Units" to reflect changes in policy.

Financing: General Fund (staff time).

- b. Each new development area should include a mix of housing types, densities, prices and rents, and designs.

Notes:

See the separate General Plan policy interpretation document titled "Ratio of Housing, Mix of Residential Types and Integration of Affordable Housing Units".

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Amend Phased Allocation Ordinance by 2004.

Actions Needed: Revise the Phased Allocation Ordinance to require each new development area to include a mix of housing types, densities, prices and rents, and designs, where feasible.

Financing: General Fund (staff time).

- c. All new housing construction shall meet minimum densities and will have limited number of overly-large homes

Responsible Agencies: Planning and Building Department, Planning Commission and City Council

Quantified Objective: Amend Phased Allocation 2004 and Affordable Housing Ordinances by 2003.

Actions Needed: Revise the Phased Allocation and Affordable Housing Ordinances to require each new development area to include a mix of housing types and densities that will have limited number of overly-large units.

Financing: General Fund (staff time).

Actions

- a. As a vehicle for long range planning, establish guidelines for allocation processes including development agreements that include adequate citizens' participation and City Council oversight in the planning implementation of the allocation processes.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Amend the Phased Allocation Ordinance by 2004.

Actions Needed: Amend Phased Allocation Ordinance so as to establish guidelines for allocation processes that include development agreement review processes.

Financing: General Fund (staff time).

- b. Analyze the mechanism whereby existing and future mobile home sites can be made permanently affordable.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Conduct analysis by 2007.

Actions Needed: The analysis should evaluate existing and future mobile sites relative to permanent affordability.

Financing: General Fund.

- c. As part of proposed large housing developments, consider requiring a percentage of small residential lots and structures with related floor area ratio standards to contribute to the supply of affordable housing and to avoid overbuilding of lots.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Amend Zoning Ordinance, Phased Allocation Ordinance and General Plan Policy interpretation document by 2004.

Actions Needed: Revise the Zoning Ordinance, Phased Allocation Ordinance, and General Plan Policy interpretation policy to consider requiring a percentage of small residential lots and structures with related floor area ratio standards to contribute to the supply of affordable housing and to avoid overbuilding of lots.

Financing: General Fund (staff time).

- c. Encourage increased densities in Davis in order to facilitate greater affordability without sprawl. Study such dwellings as row houses, town houses, second story apartments over businesses, and second dwelling units. At a minimum, the study parameters should include analysis of the cost of construction impact on local infrastructure, impact to the city General fund, affordability, proximity to shopping and services and consistency with neighborhood preservations standards as they relate to adaptive reuse, privacy, open space, building mass and scale and parking impact issues.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council

Quantified Objective: Complete the study and report to City Council by 2007

Actions Needed: Conduct studies and includes findings from the study if approved by City Council in the review of new residential projects

Financing: General Fund

- d. Strive to provide owner-occupied townhouses and condominiums in and near the core area and the neighborhood shopping centers geared to empty nesters and singles and couples without children, in order to limit sprawl and provide lifestyle alternatives for those who do not need large suburban houses.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Review of infill projects in and near the core area and the neighborhood shopping centers would include encouragement for owner-occupied townhouses and condos.

Actions Needed: Each new proposed project would be encouraged to include similar type housing, where feasible.

Financing: Developer fees.

Policy HOUSING 1.2 Strive to maintain an adequate supply of rental housing in Davis to meet the needs of all renters, including students.

Notes:

See Policy HOUSING 1.3 through 1.7 below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Policy HOUSING 1.3 Encourage the construction of housing to meet the needs of single persons and households with children with extremely low, very-low, and low incomes.

Notes:

See Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Actions

- a. Explore mechanisms for encouraging and financing the construction of housing to meet the needs of single persons with low and very low incomes.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: 20 dwelling units by 2005.

Actions Needed: Encourage development applicants to provide smaller dwelling units that will meet the needs of single persons with low and very low incomes.

Financing: Private Developers.

- b. Adopt zoning provisions allowing housing to meet the special housing needs of single persons or small households with low and very low incomes. Allow such housing, subject to discretionary review, in appropriate residential and commercial areas.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Amend the Commercial Neighborhood (C-N) Combining District by 2004.

Actions Needed: Amend the C-N district of the Zoning Ordinance to conditionally allow residential uses consistent with the General Plan Neighborhood Retail land use designation. The residential uses should include provisions for housing that meets the special housing needs of single persons or small households with low and very-low incomes.

Financing: General Fund (staff time).

Policy HOUSING 1.4 Encourage a variety of housing types and care choices for disabled persons.

Notes:

See Standards and Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Standards

- a. Units appropriate for disabled persons shall be included in all housing developments with 5 or more units, as required by state and federal law.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Not quantifiable.

Actions Needed: Continue to enforce state and federal laws governing disabled persons' dwelling unit accommodation in all housing developments with five or more units through building permit plan checking process.

Financing: Building Permit fees; Developer fees.

- b. Housing for disabled persons should be located near neighborhood centers in order to facilitate disabled persons' maximum participation in community life.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: 20 dwelling units in or near Neighborhood Shopping Centers.

Actions Needed: See Policy HOUSING 1.3(b).

Financing: Developer fees.

Actions

- a. Facilitate the process for reasonable accommodations in land use, zoning, funding, development and use of housing for persons with disabilities and adopt an ordinance that specifies procedures and standards for granting reasonable accommodation for persons with disabilities. Consistent with policies that ensure a fair and equitable dispersal of group homes throughout the city.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Zoning Ordinance amendment by 2007.

Actions Needed: Amend the Zoning Ordinance to specify procedures.

Financing: General Fund (staff).

- b. Complete a review of land use and zoning standards to promote housing for people with disabilities.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Amend the Zoning Ordinance by 2007.

Actions Needed: The ordinance amendment should review land use and zoning standards to promote housing for people with disabilities; see Policy HOUSING 1.4 Action a above.

Financing: General Fund (staff time).

- c. Create incentives to encourage the establishment of fully accessible housing for people with disabilities in addition to requirements for accessible units otherwise mandated by federal and state law, including providing density bonuses for additional units that incorporate universal design or other similar design principles.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council.

Quantified Objective: 10 dwelling units not otherwise required by 2007.

Actions Needed: As part of the Zoning Ordinance amendment in Action "a", include disable persons housing issues, consider density bonus or other incentives to provision of accessible housing for people with disabilities.

Financing: Private Developers.

- d. Consider adopting an ordinance requiring basic access (visitability) features for 25 percent of newly constructed single-family residences (that is in new subdivisions), and in all multi-family residential units with a ground-floor entrance, including, at a minimum: an accessible route through hallways and passageways on the first floor, at least one adaptable bathroom on the first floor with wall reinforcements, and accessible light switches, thermostats and other environmental controls on the first floor. Part of this consideration should be a cost analysis for the required reasonable accommodation, accessibility and visitability improvements.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: By 2007 the City Council to consider an ordinance that requires basic access (visitability).

Actions Needed: Consider a visitability ordinance that would not become an impediment to the provision of housing, including analysis of costs, benefits, legal constraints, impact on housing supply, etc.

Financing: General Fund (staff time).

Policy HOUSING 1.5 Work with UC Davis to revise UC Davis / City agreement to develop plans, procedures and priorities that will ensure the development of maximum student housing on campus.

Notes:

See Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Actions

- a. Continue to work with UC Davis to provide housing for students.

Responsible Agencies: UC Davis and City Council.

Quantified Objective: UC Davis to provide additional 2,300 beds on campus by 2007.

Actions Needed: City to provide technical assistance to UC Davis, as appropriate, in its Long Range Development Plan (LRDP) update.

Financing: UC Davis.

- b. Support the provisions in the Memorandum of Understanding entered into by and between the City of Davis and U.C. Davis in 1989, including but not limited to the following:

1. The goal and intention of U.C. Davis to provide on-campus housing for 25% of the current (1988-89) base student population of 21,000 and for 35% of the new student population; and
2. The agreement that UC. Davis' maximum and optimum three-term student population on the Davis campus is 26,000.

In addition, rely upon the University to provide on-campus student housing to provide for accelerated enrollment beyond 24,000 students by the year 2000-01 and 26,000 students by the year 2005-06. Seek an update of the Memorandum of Understanding (MOU) including the percentage of student housing to be provided on campus.

Responsible Agencies: UC Davis and City Council.

Quantified Objective: Additional 2,300 on-campus beds by 2007.

Actions Needed: City to provide technical assistance to UC Davis, as appropriate, in its Long Range Development Plan (LRDP) update; The City and UC Davis to update the MOU.

Financing: UC Davis, and General Fund (staff time).

c. Urge the University to provide on-campus housing for living groups.

Responsible Agencies: UC Davis.

Quantified Objective: Two new living group houses on the UC Davis Campus by 2007.

Actions Needed: City to provide technical assistance to UC Davis, as appropriate, in its Long Range Development Plan (LRDP) update.

Financing: UC Davis and General Fund (staff time).

g. Investigate as a strategy City, RDA and UC Davis joint sponsorship of targeted student and faculty staff housing within the City limits.

Responsible Agencies: UC Davis, City Council and Redevelopment Agency.

Quantified Objective: Report to City Council by 2004.

Actions Needed: City and UC Davis staff to investigate a strategy for a city, RDA and UC Davis joint sponsorship of targeted student and faculty staff housing within the City limits.

Financing: General Fund and RDA Fund (staff time).

h. Consider the proximity to campus, transit routes, and bike paths when siting student housing projects.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Any new student housing to be located near campus, transit routes, or bike paths.

Actions Needed: Continue to evaluate new proposed student housing based on this policy.

Financing: Developer Fees.

- i. Recognize the City's commitment to housing students by pursuing policies and actions which will facilitate the availability of housing which is compatible with existing neighborhoods and is easily accessible by public transit and bicycle.

Responsible Agencies:	Planning and Building Department, Planning Commission and City Council.
Quantified Objective:	Continue to evaluate new student housing projects based on policies and actions requiring compatibility with existing neighborhoods and easy access to public and bicycle roadways.
Actions Needed:	Continue enforcement of policies and actions affecting location of new student housing in existing neighborhoods and within easy access to campus.
Financing:	Developer fees.

Policy HOUSING 1.6 Include students from low-income families within the target population for affordable housing opportunities.

Notes:

See Action below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Action

- a. Encourage the construction of student cooperatives as permanently affordable housing opportunities for students.

Responsible Agencies:	Planning and Building Department, and Student housing cooperative.
Quantified Objective:	One additional student cooperative building by 2004.
Actions Needed:	Facilitate applications processing and participate in financing as appropriate.
Financing:	City, Davis Campus Cooperative.

Policy HOUSING 1.7 Analyze the models and options to promote housing for local employees.

Notes:

See Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Actions

- a. Explore programs to assist City staff, UC Davis staff and faculty, Yolo County staff, and school district staff to live in Davis.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council, Davis Joint Unified School District, UC Davis.

Quantified Objective: Report to City Council by 2004.

Actions Needed: City, UC Davis, Yolo County, and school district staff to study housing program opportunities for employees that live in Davis.

Financing: General Fund (staff time).

- b. Create incentives to provide local housing for local employees.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council.

Quantified Objective: Amend the Phased Allocation Ordinance by 2005.

Actions Needed: Amend the Phased Allocation Ordinance to give preference to projects that provide housing for local employees.

Financing: General Fund (staff time).

Policy HOUSING 1.8 Encourage a variety of housing types and care choices, as well as housing innovation, for seniors.

Notes:

See Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Actions

- a. Periodically conduct demographic studies to predict the need for housing and care of senior citizens and other special needs populations. These studies should include

statistics on age, gender, income levels, marital status, state of health, and supportive services required.

Responsible Agencies:	Planning and Building and Parks and Community Services Departments.
Quantified Objective:	Comply with state mandated five-year housing element update.
Actions Needed:	As part of the state mandated housing element update, provide a housing needs analysis for seniors and other special housing needs population.
Financing:	General Fund (staff time).

- b. Develop design guidelines and site criteria for senior housing and care.

Responsible Agencies:	Planning and Building and Parks and Community Services Departments.
Quantified Objective:	Develop design guidelines and site criteria by 2005.
Actions Needed:	Establish design guidelines and site criteria for senior housing and care projects.
Financing:	General Fund (staff time) and CDBG.

- c. Provide incentives to builders to provide housing and care choices for seniors of all income levels.

Responsible Agencies:	Planning and Building and Parks Department, Planning Commission and City Council.
Quantified Objective:	50 senior units by 2005.
Actions Needed:	Grant density bonus in accordance with state law.
Financing:	Private developer.

Policy HOUSING 1.9 Encourage construction of housing to meet the needs of farmworkers.

Notes:

See Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Actions

- a. Support efforts by the Farmers Home Administration and Yolo County Housing Authority to provide housing for farmworkers and their families.

Responsible Agencies: Farmers Home Administration and Yolo County Housing Authority.

Quantified Objective: Citywide total farmerworker housing needs throughout Yolo County per Yolo County Housing Element.

Actions Needed: Redevelopment Agency to support Yolo County referrals for creation of farmworker housing within Davis Planning Area.

Financing: General Fund (staff time) and CDBG.

- b. Encourage developers to seek funding from sources such as Farmers Home Administration for construction of additional units of permanent housing for farmworkers in Davis.

Responsible Agencies: City Council.

Quantified Objective: Not applicable.

Actions Needed: Continue to ensure that affordable housing developments provide equal opportunity to farmworker housing for occupancy.

Financing: Nonprofit developers.

9.3 AFFORDABLE HOUSING

The policies in this Housing Element include requirement for new residential development projects to provide a percentage of their units to very-low, low and moderate-income households. These policies will ensure that the very-low, low and moderate-income households will have housing opportunity in the city. Sections 5, 6 and 7 address affordability of housing within the city and evaluated the housing needs.

There are limited state and federal financial assistance now available for housing for low to moderate-income households. This has placed greater emphasis on the role of local government in producing affordable housing.

The goal, standards, policies and action in this sub-section address ways to provide affordable housing for all segments of the community. Given the city's determination that the very-low, low and moderate-income households have difficulty finding affordable housing, there are provisions in this Housing Element to ensure that these income-groups have housing opportunities in the city.

GOAL HOUSING 2. Provide housing that is affordable for residents with low-incomes and low paying jobs, fixed incomes and pensions.

Policy HOUSING 2.1 Strive to meet the identified current and projected local need for housing and for housing affordable to extremely low, very low, low, and moderate income households including provision of Davis' five-year fair share of regional housing needs.

Notes:

See Standards and Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Standards

- a. Limited-equity cooperative units affordable to moderate-income households (120 percent of median income or less) are exempt from restrictions on the rate of new construction.

Responsible Agencies: City Council.

Quantified Objective: Formation of one limited-equity cooperative project by 2003.

Actions Needed: Continue to maintain a housing allocation system incorporating an exemption for construction of limited-equity cooperative units.

Financing: Housing Trust Fund.

- b. Units affordable by extremely low, very low, or low-income households, farmworkers, or supportive housing are excluded from the housing allocation system if they are subject to provisions to ensure affordability to such households throughout the life of the units.

Responsible Agencies: City Council.

Quantified Objective: The Phased Allocation Ordinance to continue exclusion of these units from the allocation system.

Actions Needed: Continue to maintain a housing allocation system incorporating an exemption of these units from the allocation system.

Financing: None needed.

- c. Density bonuses and density bonus credits shall be given for the provision of affordable housing, subject to State law and standards developed by the City. There shall be a 1:1 density bonus for units required under the Affordable Housing Ordinance. The density bonus credits may be earned for land dedication and applied to other housing developments.

Responsible Agencies: Planning and Building Department, Planning Commission, and Developers.

Quantified Objective: Not Quantifiable.

Actions Needed: Continue to enforce the Affordable Housing Ordinance in new residential developments.

Financing: Developer fees, General Fund (staff time).

- d. As a means to maximize the development of affordable units on dedicated land, a portion of the affordable housing requirement on dedicated land may be constructed as multi-family, limited-equity cooperative, or mutual housing association units in areas designated low-density in the General Plan (pursuant to Section 65589.8 of the Government Code and the applicable specific plan). The maximum area that may be used to construct affordable multi-family units shall not exceed the greater of the acreage of the required dedicated land or three (3) net acres unless a General Plan amendment is approved.

Responsible Agencies: Planning and Building Department, Planning Commission and Developers.

Quantified Objective:	One land dedication parcel by 2005.
Actions Needed:	Continue to enforce the Affordable Housing Ordinance requirements for new residential developments.
Financing:	Developer fees and General Fund (staff time).

Actions

- a. Encourage use of Federal Tax Credits and other federal and state subsidy programs for production of low-income housing.

Responsible Agencies:	Planning and Building Department, Parks and Community Services Department, and nonprofit developers.
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Quantified Objective:	50 dwelling units.
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Actions Needed:	Continue to monitor availability of and requirements for federal funds, submit applications for tax credits and other federal and state subsidy programs for production of low-income housing.
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Financing:	CDBG (nonprofit administration) & staff time.
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- b. Encourage the use of all available affordable housing incentive programs available to Davis residents for both new and existing housing, for example delayed fees for homebuyers, shared equity programs and mortgage-credit certificates.

Responsible Agencies:	Planning and Building Department.
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Quantified Objective:	Not quantifiable.
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Actions Needed:	Continue to encourage the use of all available affordable housing incentive programs open to Davis residents for both new and existing housing, for example delayed fees for homebuyers, shared equity programs and mortgage-credit certificates.
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Financing:	Staff time and nonprofit administration time.
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- c. Pursue means of securing additional housing affordable to low-income households and land for such housing including, but not limited to, land dedication, land exaction, and other private funding opportunities.

Responsible Agencies:	City Council.
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Quantified Objective: 150 dwelling units.

Actions Needed: Continue to enforce Affordable Housing Ordinance requirements in order to secure land for affordable housing developments; and to provide funding to nonprofit developers to secure additional affordable housing units for low-income households.

Financing: Private developers, RDA, LMIHF, HTF, CDBG.

- d. Create incentives to the development of affordable housing through measures such as flexible development standards that are compatible with and protective of the surrounding neighborhood.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Not quantifiable.

Actions Needed: Continue to enforce density bonus policies in accordance with state law.

Financing: Developer fee and staff time.

- e. Revise the existing program to provide loans or grants to very low-income households for the purpose of making deposits on rental housing.

Responsible Agencies: Planning and Building Department, Parks and Community Services Department, City Council, and CHOC.

Quantified Objective: Assist 5 households per year.

Actions Needed: Continue to assist very low-income households for the purpose of making deposits on rental housing. CHOC, in conjunction with the city staff to revise the existing program to attract participants.

Financing: CDBG.

- f. If new lands are added to the City's General Plan Area, identify and zone affordable housing sites early in the planning process.

Responsible Agencies: Planning and Building Department, Parks and Community Services Department, and City Council.

Quantified Objective: Any new housing development project will have designated affordable housing sites per General Plan and Zoning standards.

Actions Needed: Continue to enforce city requirements regarding new housing development project designating and providing affordable housing sites and units.

Financing: Developer fees (staff time).

- g. Work to maintain continued affordability of existing affordable housing with expiring federal, state, or local subsidy programs.

Responsible Agencies: Social Services commission, Parks and Community Services Department, and Nonprofit housing developers.

Quantified Objective: Preserve 476 units.

Actions Needed: Continue to monitor Section 8 opt out status and any Plans of Action submitted to HUD. Ensure that policies adopted by the city regarding Section 8 units are enforced. Hold optional public hearings if requested by tenants or other interested parties. Where feasible, allow Housing Trust Fund and Redevelopment Low and Moderate-Income Housing Fund monies to be used for this purpose. Seek federal and state funding sources, such as through the Low Income Housing Preservation and Resident Homeownership Act, for preservation, on an ongoing basis.

Financing: Housing Trust Fund, Redevelopment Low and Moderate Income Housing Fund, federal and state subsidies, General Fund (staff time).

- h. Assist residents who are displaced from subsidized housing in finding comparable accommodations.

Responsible Agencies: Parks and Community Services Department.

Quantified Objective: Zero households displaced without relocation.

Actions Needed: Monitor for residents who may be displaced from subsidized housing; provide referrals to affordable housing developers.

Financing: CDBG.

- i. Establish a referral service to assist very low and low income households in identifying affordable housing in Davis and surrounding areas.

Responsible Agencies: Affordable Housing Developers, Planning and Building Department, and Parks and Community Services Department.

Quantified Objective: Update list of affordable housing sites in Davis.

Actions Needed: Continue to maintain and update the lists of affordable housing sites, contact numbers, and relevant data on the sites for general public use. Planning and Building Department staff to coordinate with affordable housing developers, and Parks and Community Services Department to ensure that the list remains current.

Financing: Nonprofit developers, General Fund (staff time).

- j. Compile and maintain a list of vacant sites in Davis which are suitable for affordable housing development.

Responsible Agencies: Planning and Building Department.

Quantified Objective: Maintain an updated list of vacant affordable housing sites.

Actions Needed: Continue the compilation and update of vacant affordable housing sites. As part of annual housing inventory review and Phased Allocation Plan, compile the lists of all vacant affordable housing sites.

Financing: General Fund (staff time).

- k. Monitor creation and availability of affordable housing on an annual basis.

Responsible Agencies: Planning and Building and Parks and Community Services Departments.

Quantified Objective: Annually, report to City Council on affordable housing availability.

Actions Needed: The Affordable Housing Coordinator will monitor and report to Social Services Commission, Planning Commission and City Council.

Financing: Housing Trust Fund, General Fund (staff time).

- l. If monitoring shows that the percentage of affordable units available does not meet identified affordable housing needs, take further actions to encourage construction of affordable housing, such as increasing allowed densities or restructuring the Affordable Housing Ordinance.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council.

Quantified Objective: Annually, report to City Council on affordable housing availability.

Actions Needed: Report to City Council annually.

Financing: Housing Trust Fund, General Fund (staff time).

- m. Encourage and seek funding for shared housing for residents with low-incomes, fixed incomes and pensions.

Responsible Agencies: Planning and Building Department, Parks and Community Services Department, nonprofit developers.

Quantified Objective: 15 units.

Actions Needed: Consider such use for a land dedication during Request for Proposal (RFP) process.

Financing: General Fund (staff time), state and federal fund.

- n. Maintain standards for the regulation of condominium conversion applications so that low-income households receive appropriate displacement protection or benefits.

Responsible Agencies: Planning and Building Department, Public Works Department, Planning Commission, and City Council.

Quantified Objective: Continue to enforce the Subdivision Ordinance.

Actions Needed: Continue enforcement of the Subdivision Ordinance requirements.

Financing: General Fund (staff time).

- o. Provide written handouts and work with developers to provide signs to disclose the locations of sites approved for future affordable housing development to low and

moderate income persons. In written materials, disclose that affordable housing sites may be developed with affordable housing as envisioned in the General Plan.

Responsible Agencies: Planning and Building Department, Public Works Department, Planning Commission, and City Council.

Quantified Objective: 100 percent Affordable Housing sites have signs and accurate written materials.

Actions Needed: Continue to maintain written handouts on affordable housing sites. Continue to condition project applications approval to be subject to notification of prospective buyers about the location of affordable housing projects in the subdivision or area. Continue to condition zoning and map approval entitlement for posting and notification of pending affordable housing projects in a subdivision, or a location in an area.

Financing: Private developer, General Fund (staff time).

- o. The City shall review the Housing Element beginning in January 2005 to determine (1) its progress toward meeting the goals of the Housing Element and any further actions needed to meet them before the end of the current Housing Element planning period; and (2) whether adequate sites will be available to meet the prospective identified needs for the next planning period and, if not, any actions needed during the remainder of the current planning period to make them available.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council.

Quantified Objective: Continue to comply with state law.

Actions Needed: Consistent with state law requiring five-year housing element update and compliance with fair-share numbers, the city will begin its housing element update during the interim planning period beginning in 2005.

Financing: General Fund (staff time).

- p. The City shall petition our state and national representatives for more affordable housing resources.

Responsible Agencies: Social Services and Affordable Housing Commission, Planning and Building Department, and City Council.

Quantified Objective: Not quantifiable.

Actions Needed: Affordable Housing Coordinator to monitor and recommend support by City Council of prospective legislation supporting provision of more affordable housing resources.

Financing: General Fund (staff).

- q. Amend the Affordable Housing Ordinance to establish a more precise timeline for transfer of dedicated land and the award of dedicated land for development by non-profits to promote neighborhood acceptance.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council.

Quantified Objective: Amend the Affordable Housing Ordinance by 2003.

Actions Needed: Amend the Affordable Housing Ordinance to establish timeline for the RFP process and subsequent land transfer.

Financing: General Fund (staff time).

9.4 ACCESS TO HOUSING

Equal access to housing is protected by state and federal law. Discrimination on the basis of race, religion, sex, marital status, ancestry, national origin or color is prohibited by state and federal laws (Civil Rights Act of 1968; Section 53 of the California Unruh Civil Rights Act). Other state laws prohibit local governments from discriminating against low-income persons, subsidized housing, and homeless shelters. The California Fair Employment and Housing Act protects individuals' access to housing. It states that all California citizens have the right to rent, lease, or purchase housing accommodations without discrimination because of race, religion, color, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability. It prohibits discrimination through public or private land use practices and decisions, including restrictive covenants, zoning laws, denials of use permits, and other actions authorized under the Planning and Zoning Law. The federal government also has adopted fair housing laws, which prohibit local governments from making housing unavailable to persons based on race, color, sex, familial status, national origin, or mental or physical disability. Local governments' role in the Housing Element is to identify strategies that will support and implement these laws.

The city has adopted Ordinance 1359 prohibiting discrimination in housing. Some Housing Element policies herein call for continued enforcement of the ordinance and discourage discrimination. The Parks and Community Services Department administers fair housing programs and refers cases where legal action is needed to the City Attorney.

The city's Fair Housing Program is publicized through announcements on cable television. The city has also generated brochures in spanish and english, which are distributed at City Hall and other public offices. Changes in federal and state Fair Housing laws have given the city additional mechanisms for providing fair housing services. One important service offered by the city is conciliation and mediation for fair housing and other landlord-tenant issues. The city will also refer fair housing complaints to the federal Department of Housing and Urban Development, which conducts investigations for possible legal action. Applicable city goals and policies are below.

GOAL HOUSING 3. Increase Equal Housing opportunities for all persons and households in Davis.

Policy HOUSING 3.1 Affirmatively further fair housing opportunities for all persons regardless of race, color, religion, sex, national origin, familial status, disability, age, marital status, sexual orientation, source of income, and receipt of Section 8 or other subsidized rental program.

Notes:

See Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Actions

- a. Continue to monitor daily number of persons seeking emergency shelter in Davis and Yolo County. Evaluate the resulting data to determine what facilities and social services are needed in Davis to cooperatively address the overall county needs of the identified population.

Responsible Agencies: Parks and Community Services Department, Social Services and Affordable Housing Commission, Yolo County.

Quantified Objective: Continue participating the in funding of the Homeless Services Coordinator position.

Actions Needed: Yolo County, in conjunction with the cities of Davis, Woodland, Winters, and West Sacramento, has established and funded the position of the Homeless Services Coordinator; continue to participate in the funding of this position.

Financing: General Fund (staff time).

- b. Continue to participate in an interagency county homeless task force.

Note:

See Action "a" above

Policy HOUSING 3.2 Strive to ensure that required affordable housing is occupied by those of the greatest need.

Notes:

See Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Actions

- a. Permanently maintain the affordability of required affordable rental units for very low, low, or moderate-income households.

Responsible Agencies: Planning and Building Department and City Council.

Quantified Objective: 150 units.

Actions Needed: Record deed restrictions for all required affordable housing units, prior to occupancy. Continue to monitor the existing rental projects.

Financing: Housing Trust Fund (staff time).

- b. Establish a process to alert the city in the event of sharp rental increases or evictions of groups of tenants; by landlords of rental properties with 40 or more units. Special attention shall be given to projects with potential for large-scale gentrification or displacement of Section 8 residents without appropriate relocation to other similar affordable units.

Responsible Agencies: Planning and Building Department and UC Davis Housing Office.

Quantified Objective: Annual report to City Council.

Actions Needed: Staff to prepare an annual report of the status of rental properties and rent increases as part of the Social Services and Affordable Housing Commission annual report to the City Council.

Financing: General Fund (staff).

- b. Strive to create and maintain an adequate supply of rental and ownership housing that is affordable to extremely-low, very-low, low, and moderate income households.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council

Quantified Objective: Not quantifiable

Actions Needed: Continue to enforce city affordable housing ordinance requirements

Financing: General Fund, Private developers

- d. Consider offering incentives to homeowners and developers to reserve spaces on upper floors of retail commercial buildings, downtown and elsewhere, for housing.

Responsible Agencies: Planning and Building Department, Planning Commission, City Council.

Quantified Objective: Report to City Council by 2005.

Actions Needed: See Policy HOUSING 1.3 b; Implement applicable requirements of the Core Area Strategy Report & Five-year Action Plan, Core Area Specific Plan, and Downtown and Traditional Neighborhood Design Guidelines.

Financing: General Fund (staff time).

- e. As a last resort and as authorized by law, use the city's power of eminent domain to buy affordable housing and keep it affordable.

Responsible Agencies: City Council.

Quantified Objective: Zero units.

Actions Needed: Amend the Redevelopment Plan to restore eminent domain ability by end of 2003.

Financing: General Fund (staff time).

Policy HOUSING 3.3 Change the name of the Social Services Commission to the Social Services and Affordable Housing Commission.

Notes:

See Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Actions

- a. Designate the Social Services and Affordable Housing Commission to monitor affordable housing programs supported by CDBG, HOME, Housing Trust Fund, and Redevelopment Fund identified for affordable housing. Currently produced annual reports will be amended to include information about the Housing Trust Fund and Redevelopment Fund, including expenditures and income.

Responsible Agencies: Parks and Community Services Department, City Council.

Quantified Objective: City Council to change name and responsibilities by end of 2003.

Actions Needed: City Council to designate the Social Services Commission the Social Services and Affordable Housing Commission.

Financing: CDBG, HOME, Housing Trust Fund, and Redevelopment Fund.

- b. In 2003, the City Council will expand the mission of the Social Services and Affordable Housing Commission to include review and recommendations affordable housing units provided pursuant to the Affordable Housing Ordinance to the Planning Commission.

Responsible Agencies:	Parks and Community Services Department and City Council.
Quantified Objective:	By 2003 City Council to expand the mission of the Social Services and Affordable Housing Commission (SSAHC).
Actions Needed:	Staff to provide the City Council with a resolution expanding the mission of the Social Services and Affordable Housing Commission.
Financing:	General Fund (staff time)

- c. The Social Services and Affordable Housing Commission shall regularly review current needs for continuing targeting of resources to moderate, low and very-low income households.

Responsible Agencies:	Parks and Community Services Department, SSAHC, City Council.
Quantified Objective:	Report to City Council annually.
Actions Needed:	SSAHC to report on its review of current housing needs assessment.
Financing:	General Fund (staff time) and CDBG.

- d. The commission and its staff, the Parks and Community Services Department in coordination with Yolo County Housing Authority, shall work cooperatively and proactively with Section 8 rental property owners to encourage them to remain in the program and with Section 8 tenants to educate them on their legal rights.

Responsible Agencies:	Parks and Community Services Department, Yolo County Housing Authority.
Quantified Objective:	Preserve all 476 Section 8 units
Actions Needed:	Continue to monitor Section 8 opt out and actively work with Section 8 property owners to encourage them to remain in the program. Devise educational programs for Section 8 residents that explain their legal rights.

Financing: CDBG.

- e. Establish reciprocal communication with the Yolo County Housing Authority when either agency is made aware of the filing of opt-out notices by Section 8 rental property owners and/or receipt of notices by Section 8 tenants.

Responsible Agencies: Parks and Community Services Department, SSAHC, Yolo County Housing Authority.

Quantified Objective: Preserve all 476 Section 8 units in Davis.

Actions Needed: Continue to work with Yolo County Housing Authority in the monitoring of Section 8 opt out and act appropriately to encourage the preservation of the units.

Financing: General Fund (staff time)

- f. Forward all existing and new opt-out notices to Legal Services of Northern California in Woodland.

Responsible Agencies: Parks and Community Services Department.

Quantified Objective: Not quantifiable.

Actions Needed: Continue to collaborate with the Legal Services of Northern California in reviewing options for responses to opt out notices.

Financing: General Fund (staff time).

Policy HOUSING 3.4 Strive to assure that all new subsidized affordable housing and the land on which it is located remain affordable permanently. In a case in which that is infeasible, assure affordability for the longest feasible time and recapture of the local subsidies. Also, should economic circumstances, or state and federal subsidies dictate that permanent affordability requirement be released for a specific development project, then appropriate recapture mechanisms for the subsidies and owner occupancy for the longest period feasible shall be imposed. Specific findings for release of the permanent affordability requirement shall be established in the Affordable Housing Ordinance.

Definition - As used in this policy and the actions under it, "new subsidized affordable housing" means affordable housing built, acquired, or preserved with subsidies including city or city-controlled funds, land, or other resources pursuant to the city Affordable Housing Ordinance, after the effective date of this policy.

Actions

- a. In all cases of new subsidized affordable for-sale housing, except those cases in which the City determines that permanent affordability is infeasible, the housing shall be in or under the control of a housing land trust, a limited equity cooperative, fee simple ownership with permanent affordability requirements and significant city oversight, or other permanent affordability arrangements with significant city oversight. Also should economic circumstances, or state and federal subsidies dictate that permanent affordability requirement be released for a specific development project, then appropriate recapture mechanisms for the subsidies and owner occupancy for the longest period feasible shall be imposed. Specific findings for release of the permanent affordability requirement shall be established in the Affordable Housing Ordinance.

Responsible Agencies: Planning and Building Department, Social Services and Affordable Housing Commission, Planning Commission, and City Council.

Quantified Objective: Amend the Affordable Housing Ordinance by 2003; one limited equity coop by the end of 2003.

Actions Needed: Amend the Affordable Housing Ordinance to establish a goal of permanent affordability for for-sale affordable units; City Council to assist in the establishment of a limited equity coop nonprofit corporation.

Financing: Housing Trust Fund, RDA, CDGB, General Fund (staff time).

- b. In all cases of new subsidized affordable rental housing, except in those cases in which the City Council determines that permanent affordability is infeasible, the city shall develop appropriate mechanisms to assure permanent affordability.

Responsible Agencies: Planning and Building Department, Social Services and Affordable Housing Commission, Planning Commission, and City Council.

Quantified Objective: Continue Affordable Housing Ordinance standards enforcement.

Actions Needed: No action necessary; Affordable Housing Ordinance requires permanent affordable rental housing.

Financing: General Fund, Housing Trust Fund (staff time).

- c. In all cases of new subsidized affordable housing, whether for-sale or rental, in which the City determines that permanent affordability is infeasible, the city shall develop appropriate mechanisms to assure recapture of the subsidies and its appreciated value

upon resale, or refinance, or termination of affordability restrictions. Also, should economic circumstances, or state and federal subsidies dictate that permanent affordability requirement be released for a specific development project, then appropriate recapture mechanisms for the subsidies and owner occupancy for the longest period feasible shall be imposed. Specific findings for release of the permanent affordability requirement shall be established in the Affordable Housing Ordinance.

Responsible Agencies: Planning and Building Department, Social Services and Affordable Housing Commission, Planning Commission, and City Council.

Quantified Objective: City Council to consider mechanisms by the end of 2003.

Actions Needed: Report to City Council by 2003 on recommended mechanisms to assure permanent affordability for all subsidized affordable housing, whether for-sale or rental, with the appropriate exceptions.

Financing: General Fund, Housing Trust Fund (staff time).

- d. In cases of new subsidized affordable housing, whether for-sale or rental, and whether or not the City Council determines that permanent affordability is infeasible, the housing and the land on which it is located shall be subject to easements or deed restrictions to assure compliance with Actions a, b, or c, whichever applies.

Responsible Agencies: Planning and Building Department, Social Services and Affordable Housing Commission, Planning Commission, and City Council.

Quantified Objective: Ensure restriction at the time of project approval.

Actions Needed: Impose restrictions at the time of project approval.

Financing: General Fund, Housing Trust Fund (staff time).

- e. If the common-law Rule Against Perpetuities or any other provisions of state law proves to be an obstacle to implementation of this policy and these actions, the City Council shall seek state legislation to amend or waive the provision that is the obstacle.

Responsible Agencies: Planning and Building Department, City Attorney, and City Council.

Quantified Objective: Report to City Council.

Actions Needed: Planning and Building staff to consult with City Attorney and report to City Council by 2007.

Financing: General Fund (staff time).

DIVERSITY 1.1 Action d. Continue to promulgate non-discrimination laws and the City's Fair Housing Program.

Responsible Agencies: Parks and Community Services Department, City Attorney..

Quantified Objective: All housing units.

Actions Needed: No additional action needed.

Financing: Staff time - Community Development Block Grant.

9.5 REMOVAL OF CONSTRAINTS ON HOUSING PRODUCTION

The goal and policies in this sub-section act to remove constraints on housing availability and affordability. For instance, Davis requires that affordable housing to be dispersed. This has the added advantage of minimizing concentration of affordable housing in one area of the city and reducing the potential opposition of affordable housing. The city has some policies that may hinder availability and affordability of housing. The policies below are in place to balance the impacts of those policies, while encouraging the development of quality residential projects.

GOAL HOUSING 4. Disperse affordable and rental housing fairly throughout the City.

Policy HOUSING 4.1 Maintain and periodically review the Affordable Housing Ordinance to require the inclusion of affordable housing in all new development areas to the extent feasible.

Notes:

See Standards and Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Standards

- a. Twenty-five percent of all proposed new for-sale residential units should be affordable to very low, low and moderate-income households. The units should be as affordable rental or ownership.

Responsible Agencies: Planning and Building Department, Social Services and Affordable Housing Commission, Planning Commission, and City Council.

Quantified Objective: Continue to enforce the Affordable Housing Ordinance.

Actions Needed: Continue review of new residential development consistent with the Affordable Housing Ordinance and the policy requirements herein; require each new residential development to comply with applicable standards and policies

Financing: Private developers

- b. Continue to administer an affordable housing ordinance, which accomplishes the following:

Rental housing developments containing between 5 and 19 units inclusive shall provide, to the maximum extent feasible, 15 percent of the units to be affordable to

low-income households (50-80% of the median income) and 10 percent of the units to be affordable to very low income households (less than 50% percent of median income) for a total requirement of 25 percent.

Rental housing developments containing 20 or more units shall provide, to the maximum extent feasible, 10 percent of the units to be affordable to low-income households and 25 percent of the units to be affordable to very-low-income households for a total requirement of 35 percent.

The city shall review the ordinance at least every five years to confirm its effectiveness.

Notes:

See Standard "b" above.

- c. Project conditions of approval shall require that affordable housing shares be produced before or contemporaneously with the related market-rate housing. Exemptions shall be granted by the City only under extreme circumstances.

Responsible Agencies:	Planning and Building Department, Planning Commission, and City Council
Quantified Objective:	Adopt standard conditions of approval by the end of 2003.
Actions Needed:	The standard conditions of approval will include requirements that affordable housing shares be produced before or contemporaneously with the related market-rate housing; exceptions for extreme circumstance may be granted.
Financing:	Private developers.

- d. The affordable housing obligation may be met by land dedication to the City or to a non-profit developer selected by the City.

Responsible Agencies:	Planning and Building Department, Planning Commission, and City Council.
Quantified Objective:	Continue to enforce the Affordable Housing Ordinance.
Actions Needed:	Continue review of new residential development consistent with the Affordable Housing Ordinance and the policy requirements herein; require each new residential development to comply with applicable standards and policies.

Financing: Private developers.

- e. A developer who builds more than the required share of affordable housing may designate a recipient of credit for the number of the units exceeding the minimum.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council.

Quantified Objective: Not quantifiable.

Actions Needed: Continue to enforce Section 18.05.060 (e), Transfer of Affordable Housing Credits, of the Affordable Housing Ordinance.

Financing: Private developers.

- f. Fees in lieu of any required affordable on-site units may be accepted by the City on a discretionary basis for parcels less than ten acres in size and fewer than 30 units. In-lieu fees shall be set to reflect the true costs of affordable housing subsidization.

Responsible Agencies: City Council.

Quantified Objective: Not quantifiable.

Actions Needed: Update in-lieu fees each year; consider fee requests with development review applications.

Financing: Private developers.

- g. To the extent feasible, the location of any nearby affordable housing sites shall be disclosed to purchasers of lots or residential units in new development areas.

Responsible Agencies: Planning and Building Department.

Quantified Objective: 100% of new affordable housing lots.

Actions Needed: Place signs on future affordable housing sites; ensure that city handouts accurately reflect future affordable housing.

Financing: Private developers.

- i. Offer incentives to homeowners to add granny flats and second units. Examples of these incentives might be by offering workshops on procedures, costs and design and establishing a revolving fund with low cost loans to allow homeowners to make necessary structural changes; reduced interest for loans used for Section 8 tenant.

Responsible Agencies: City Council.

Quantified Objective: Zoning Ordinance amendment by the end of 2003.

Actions Needed: Implement AB 1866 to allow second units by right.

Financing: General Fund (staff time).

Actions

- a. Evaluate the credit given for land dedication in light of General Plan densities and the likely parcel sizes.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council.

Quantified Objective: Consider amendments by the end of 2003.

Actions Needed: Staff to report to the City Council on the credit given for land dedication in light of General Plan densities and the likely parcel sizes.

Financing: General Fund (staff time).

- b. Consider revising the developer impacts fee structure for housing units so that smaller units pay lower fees than larger units by considering unit square footage, or other legally acceptable criteria such as the number of bathrooms, or the number of rooms that potentially could be occupied as a bedroom.

Responsible Agencies: Planning and Building Department, Finance Department, City Attorney, and City Council.

Quantified Objective: Report to City Council by 2007.

Actions Needed: Staff to report to the City Council on the feasibility and legality of revising the developer impact fee structure.

Financing: General Fund (staff time).

- c. Consider a more equitable tax structure for future proposed city parcel tax by basing tax on unit square footage so that smaller units pay proportionally lower tax.

Responsible Agencies: City Attorney, City Clerk, Finance Department, and City Council.

Quantified Objective: Analyze by 2007.

Actions Needed: Include analysis in future discussions

Financing: General Fund (staff time).

- d. Study the structure of storm-water quality fees and sewer fees for housing unit so that smaller units pay lower fees than larger units by considering unit square footage, or other legally acceptable criteria such as the number of bathrooms, or the number of rooms that potentially could be occupied as a bedroom.

Responsible Agencies: Public Works Department, Finance Department, City Council.

Quantified Objective: Conduct study and report to City Council by 2007.

Actions Needed: Public Works staff to study the structure of storm-water quality fees and sewer fees.

Financing: Capital Improvement Plan (staff time).

- e. Provide financial incentives to rental property owners on the condition of making individual units permanently affordable. Options for incentives include but are not limited to market-rate rehabilitation loans and fee waivers.

Responsible Agencies: City Council, Redevelopment Agency.

Quantified Objective: City Council/RDA consider a program by 2005.

Actions Needed: Redevelopment Implementation Plan to include options for purchasing affordable covenants on existing rental properties.

Financing: General Fund (staff time), RDA. LMIHF.

- f. Increase resources for Affordable Housing. Study a variety of mechanisms to increase financial resources to increase the supply of affordable housing.

Responsible Agencies: Nonprofit housing developers, Planning and Building Department, Parks and Community Services Department, and City Council.

Quantified Objective: Pursue state and federal subsidies.

Actions Needed: Staff and nonprofit developers to pursue state and federal subsidies for new projects.

Financing: General Fund (staff), Nonprofit Housing Developers.

- g. Provide financial incentives to landlords on the condition of making the properties permanently affordable. Options for incentives include below market-rate rehabilitation loans, fee waivers for rehabilitation permits, and others to be negotiated by the Social Services and Affordable Housing Commission.

Responsible Agencies: City Council.

Quantified Objective: Pursue state and federal subsidies; evaluate other incentives available before 2005

Actions Needed: Staff and the Social Services and Affordable Housing Commission will conduct an analysis of the possible incentive programs to be offered to landlords.

Financing: General Fund (staff), CDBG, Housing Trust Fund.

Policy HOUSING 4.2 Encourage senior housing in all parts of Davis and near neighborhood centers, shopping centers, public transportation, and/or parks and greenbelts where compatible with existing uses.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council.

Quantified Objective: One senior project by 2005.

Actions Needed: Evaluate appropriateness of any senior housing project at the time of applications review for the project.

Financing: Private developer.

Policy HOUSING 4.3 Encourage housing for special needs to be dispersed throughout the community to avoid an over-concentration in one area and to be located near neighborhood services and facilities. Special needs housing may include, but is not limited to, housing for physically and mentally disabled individuals, affordable low income housing for single persons, emergency shelters and transitional housing.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council.

Quantified Objective:	Continue to enforce city policies and code regarding dispersing various housing types throughout the city.
Actions Needed:	Continue to review new development projects relative to applicable city policies and codes regarding dispersing of various housing types throughout the city.
Financing:	Private developer.

Policy HOUSING 4.4 The City will develop procedures and criteria to clarify the types of modifications or changes that are and are not subject to additional voter approval. The procedures and criteria will be consistent with the general parameters contained in Measure J. The procedures will establish an expeditious process for changing or establishing project components such that any project and/or land use entitlement implementing the Measure J approval does not have to undergo additional approval by the local electorate. Features of such project not subject to additional voter approval will likely include, but are not limited to, building setbacks and height; building façade design including materials, colors and roof pitch; on-site landscaping layout, and on-site parking and internal circulation designs.

Responsible Agencies:	Planning and Building Department, Planning Commission, City Council and voters.
Quantified Objective:	Develop regulations and criteria to be used in determining what constitutes a significant modification or change to a Measure J approved project before the first Measure J presented for vote.
Actions Needed:	Develop the set of standards and criteria and have the Planning Commission and City Council review for adoption by December of 2005.
Financing:	General fund

Policy LAND USE 2.1 Develop and implement guidelines for infill development and comprehensive car management strategies immediately following the adoption of the General Plan so that guidelines and strategies will be in place prior to the approval of significant new infill development.

Notes:

See the separate General Plan policy interpretation document titled "Locational Guidelines for Residential Densities and Senior Housing."

Policy LAND USE. 2.1 Action e. Immediately following the adoption of the General Plan, initiate a process (1) to develop residential infill and densification design guidelines

and strategies and (2) examine zoning in conjunction with neighborhoods and neighborhood councils where applicable. Such guidelines may include the establishment of floor area ratios, second story setback requirements, below grade construction to address scale and mass issues, "green" development and building, landscaping and other "buffering".

Policy LAND USE. Action f. Initiate a zoning ordinance amendment that would encourage density bonuses for residential projects in proximity to public facilities and services including bus stops.

Policy LAND USE. Action c. Periodically review Zoning Ordinance performance standards and revise them as needed to ensure high environmental quality, streamlined processing where appropriate, and compliance with State standards.

STREAMLINING Policy IMPLEMENTATION 4.1. Streamline the permit-approval process to the extent feasible.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Amend the Zoning Ordinance by 2005

Actions Needed: Provide the Infill Guidelines; amend the Zoning Ordinance by 2005 to encourage density bonuses for residential projects in proximity to public facilities and services including bus stops, and include streamlined permit-approval process.

Financing: Staff time - General Fund.

PLAN IMPLEMENTATION 4.1 STREAMLINING Action b. Investigate a "one-stop" approval process for non-discretionary applications, which require actions from multiple departments. The purpose would be to avoid unnecessary and confusing processing steps.

Responsible Agencies: City Departments, Planning Commission and City Council.

Quantified Objective: Complete investigation by 2003.

Actions Needed: Complete investigation by 2003 and adopt a policy by 2003.

Financing: General Fund (staff time).

PLAN IMPLEMENTATION 6.1 INTERDEPARTMENTAL AND INTER-AGENCY COOPERATION. Action b. Encourage inter-organizational representation in the long-term planning efforts of each agency, especially in relationships between the City, UC Davis, Yolo County, surrounding cities and DJUSD.

Responsible Agencies:	City Departments and City Council.
Quantified Objective:	Complete applicable memorandum of understanding with other agencies as soon as feasible.
Actions Needed:	Work with UC Davis, Yolo County, surrounding cities, and DJUSD to establish a mutual agreement on inter-organizational representation in the long-term planning effort of each agency.
Financing:	General Fund (staff time).

Policy IMPLEMENTATION 2.1 Community Participation Action a. Develop a method for documenting, distributing and maintaining interpretations of the municipal code, the General Plan, and program policies as each relate to development approval

Responsible Agencies:	Planning and Building Department.
Quantified Objective:	Interpretation record already created since 1992.
Actions Needed:	A binder with interpretations is available for review to the public.
Financing:	General Fund (staff time).

Policy IMPLEMENTATION 4.1 STREAMLINING. Action d. Continue outreach efforts to inform architects and builders of City standards and requirements.

Responsible Agencies:	Planning and Building Department.
Quantified Objective:	N/A
Actions Needed:	Continue city publication presently called Biketown Builder; request and respond to comments and suggestions from builders, architects, and developers.
Financing:	Staff time.

PLAN IMPLEMENTATION 4.1. STREAMLINING. Action f. Consider expanding the use of third-party project reviewers and plan checkers to reduce permit processing time.

Responsible Agencies: Planning and Building Department.

Quantified Objective: Continue the use of third-party project reviewers and plan checkers.

Actions Needed: Continue to use the updated 2002 third-party reviewers and plan checkers department policy, which further enhances the use of this outside help.

Financing: Staff time.

9.6 RESIDENTIAL CONSERVATION

The Davis housing stock is in good condition due to the following:

- Fairly new housing stock.
- Resale Inspection Program.
- High appreciation in home values and low vacancy rate due to high demand for housing.

The goal and policies of the city regarding housing stock conservation are discussed below.

GOAL HOUSING 5. Maintain Davis' housing stock in good condition.

Policy HOUSING 5.1 Ensure that existing housing stock is maintained in sound condition and up to code requirements.

Notes:

See Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Actions

- a. Periodically conduct a survey of the condition of residential structures in Davis to identify any need for rehabilitation or replacement.

Responsible Agencies: Planning and Building Department.

Quantified Objective: Review once by 2005.

Actions Needed: Conduct survey of conditions of residential structures in Davis at least once by 2005; continue implementation of the existing resale inspection ordinance

Financing: Inspection fees

- b. Continue to require maintenance and preservation of the existing housing stock through the existing Resale/Retrofit inspection program and by requiring inspection of houses on resale.

Responsible Agencies: Planning and Building Department

Quantified Objective: All units inspected upon resale

Actions Needed: Continue implementation of the existing Resale Inspection Ordinance.

Financing: Inspection fees

- c. Encourage landlords to maintain all rental units in sound condition through City information, the resale program, and technical assistance and support.

Responsible Agencies: Planning and Building Department, Parks and Community Services, SSAHC, and City Council

Quantified Objective: Continue to enforce Resale/Retrofit Inspection Program

Actions Needed: Continue the enforcement of Resale/Retrofit Inspection Program so as to ensure that landlords maintain all rental units in sound condition.

Financing: Resale inspection fee

- d. Continue to support the existing program at the Senior Center which assists senior home owners in maintaining their homes by providing arrangements for volunteers to perform home maintenance services.

Responsible Agencies: Parks and Community Services Department and City Council.

Quantified Objective: Continue to support the existing program.

Actions Needed: Continue to support the existing program at the Senior Center.

Financing: General Fund (staff time).

- e. Develop a program to assist low-income homeowners and owners of affordable rental housing in the upkeep of their residential units, as needed.

Responsible Agencies: Planning and Building Department, Parks and Community Services, SSAHC, and City.

Quantified Objective: City Council to approve a program by 2007.

Actions Needed: Staff to evaluate and provide programs options to City Council for adoption by 2007.

Financing: General Fund (staff time)

Policy LAND USE 2.1

Action k. Upon the completion of infill related studies and the adoption of infill and densification design guidelines and strategies, the Planning and Building Department shall make available a basic information sheet to inform interested parties that second or additional units are allowed in residential categories and the design guidelines affecting their construction and design.

Responsible Agencies: City Council, Planning and Building Department.

Quantified Objective: Adopt a second unit Zoning Ordinance amendment by 2003.

Actions Needed: Adopt an ordinance that is consistent with state laws governing second units while encouraging densification in new projects.

Financing: Staff time, processing and permit fees

9.7 ENERGY CONSERVATION

Section 5.4 of this document highlights the 2001 General Plan discussion of energy conservation strategies and key provisions of the city's energy conservation policies and programs. This subsection contains policies with their responsible agencies, quantified objective, actions needed and financing information.

There have been and still are several types of programs on energy conservation in the city. A recent program is the Davis Energy Efficient Project (DEEP). DEEP is a pilot model energy efficiency and education program, proposing to reach virtually all Davis residents with energy saving information through a combination of special events, canvasses, mailings, tabling and other outreach efforts. It is a 1.9 million dollars project funded by the ratepayers of California under the auspices of the California Public Utilities Commission. DEEP is an innovative energy efficiency program. The program also provides free goods and services, such as: compact fluorescent light bulbs, energy efficiency training and air conditioner tune-ups.

The 2001 General Plan energy conservation policies are discussed below.

Policy ENERGY 1.1. Develop programs to increase energy conservation on the household and business level.

Responsible Agencies:	Planning and Building Department, Public Works Department, Planning Commission, and City Council
Quantified Objective:	Continue to develop programs to increase energy conservation; continue DEEP and offer rebates, training and other incentives to ensure successful energy conservation citywide.
Actions Needed:	Continue the DEEP program and offering of rebate programs on appliances, etc.
Financing:	Local, state and federal funds

Policy ENERGY 1.3 Action a. Use subsidies, expedited permit processing, density bonuses or other incentives to support implementation of photovoltaic and other renewable energy technologies to provide a portion of the City's energy needs.

Responsible Agencies:	Planning and Building Department, Public Works Department, Planning Commission, and City Council.
Quantified Objective:	Continue to condition approval of new residential subdivisions to make new homes "photovoltaic-ready"; continue to encourage new

residential developers to provide energy efficient units through incentives, such as expedited approval process; and continue to condition new projects to recycle and provide water conserving landscaping.

Actions Needed: Continue encouragement and enforcement of energy conservation programs, policies and ordinances.

Financing: State & federal funds

Policy ENERGY 1.5 Action g. Offer incentives to developers for projects that result in energy savings of at least 20 percent when compared to the energy consumption that would occur under similar projects built to meet the minimum standards of the energy code.

Responsible Agencies: Planning and Building Department, Public Works Department, Planning Commission, and City Council

Quantified Objective: Continue to require new residential subdivisions through conditions of approval and offering of incentives to provide energy efficient and savings' units beyond the requirements of current Title 24.

Actions Needed: Continue the city rebate programs on appliances, etc

Financing: State & federal funds

Policy ENERGY 1.1 Action f. Provide incentives for retrofitting existing homes and businesses for improved energy efficiency. An example of a retrofit feature would be a passive solar device.

Responsible Agencies: Planning and Building, Public Works, and City Council

Quantified Objective: Continue current resale program

Actions Needed: Use resale inspection to ensure that homes are retrofitted to meet current energy standards

Financing: Resale Program (staff time)

Principle 5 LAND USE MAP. Support the opportunity for efficient public transit by siting large apartment complexes on arterial streets, in the core and near neighborhood centers and the University.

Responsible Agencies:	Planning and Building Department, Planning Commission
Quantified Objective:	All apartment complexes of more than 25 units located within 1/2 mile of an arterial street
Actions Needed:	Implement standards through subdivision and zoning approvals, on an ongoing basis
Financing:	Developer fees (staff time)

Policy ENERGY 1.5 Standard c. At least 80 percent of all residential lots in any proposed new development should be oriented so that buildings have their long axes within 22.5 degrees of east/west. Allow a developer not providing the required percentage to demonstrate that other site design, building design or construction measures would provide similar opportunities for conserving energy.

Policy ENERGY 1.5 Action d. Develop and implement energy-efficient design requirements that go beyond the State building standards for energy efficiency.

Policy ENERGY 1.5 Action e. Develop design guidelines for climate-oriented site planning, building design and landscape design to promote energy efficiency.

Policy ENERGY 1.5 Action g. Offer incentives to developers for projects that result in energy savings of at least 20 percent when compared to the energy consumption that would occur under similar projects built to meet the minimum standards of the energy code.

Responsible Agencies:	Planning and Building, Public Works, Planning Commission and City Council
Quantified Objective:	Develop the energy efficient guidelines by 2005; All new subdivisions to comply with the 80% minimum solar orientation standard
Actions Needed:	Implement standards through subdivision and zoning approvals, on an ongoing basis
Financing:	General Fund and Developer fees (staff time)

Policy ENERGY 1.4 Standard a. Energy efficient landscaping and preservation of existing shade trees is encouraged on all building sites.

Responsible Agencies:	Planning and Building Department and Public Works Department
Quantified Objective:	Not Applicable
Actions Needed:	Continue to enforce existing water conservation standards for new construction landscaping that includes minimum shading standards
Financing:	Developer fees (staff time)

WATER 1.1 Action e. Continue to enforce and support water conservation ordinances.

WATER 1.1 Action f. Explore incentives to retrofit water conserving plumbing in existing residences and businesses.

Responsible Agencies:	Planning and Building Department and Public Works Department
Quantified Objective:	Not Applicable
Actions Needed:	Continue to enforce existing water conservation standards for new construction landscaping
Financing:	Developer fees (staff time)

10. 1993 DAVIS HOUSING ELEMENT EVALUATION

10.0 1993 HOUSING ELEMENT

This section evaluates the city's performance in meeting the goals of the December 1993 Housing Element. This 1993 Housing Element evaluation is provided in a table format. There are three columns, which consist of:

- 1) Programs in the Housing Element. The 1993 Housing Element policies are listed in column one under the caption of 1993 Programs. This column contains the exact texts of the policies.
- 2) Accomplishment of the 1993 Housing Element. Column two contains some key accomplishments for each policy.
- 3) Current status of the 1993 programs relative to the 2001 Housing Element programs and some general comments. In column three, each 1993 Housing Element is identified relative to changes made to it in the 2001 Housing Element. The words "minor" and "significant" are used to address the nature of change made to each policy. Some 1993 Housing Element policies were not changed. The changes made to each policy are addressed in this column in the form of minor or significant.

This evaluation is in compliance with state law. Section 1 of this document contains a summary of accomplishments of the 1993 Housing Element. Government code section 65588(a) reads as follows:

"Each local government shall review its housing element as frequently as appropriate to evaluate all of the following:

- (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- (3) The progress of the city, county, or city and county in implementation of the housing element."

The goals, objectives and policies in the 1993 Housing Element are appropriate in that they contributed to the attainment of state and city housing goal. Significant number of affordable housing units were built during the 1993 Housing Element planning period. The housing goal of the state and city is to provide housing for all segments of the community, especially the very-low to moderate income households. The 1993 Housing Element was effective in achieving this goal as the summary of key accomplishments below reveals. Adequate housing units were constructed in compliance with programs in the 1993 Housing Element. Several permanently affordable

low-income units, senior housing, other special needs housing and market-rate (i.e., above-moderate income housing) were built. Some key achievements of the 1993 Housing Element include:

- Creation of Davis Mutual Housing Association (DMHA) -- a nonprofit affordable housing provider. This was in response to one of the policies of the 1993 Housing Element. The intent of this policy was to have a variety of permanently affordable rental housing types in the city.
- DMHA's construction of Twin Pines Cooperative and Owendale Community Apartment on dedicated affordable housing land. Qualified very-low and low-income households now occupy the two projects.
- Continued support of the existing nonprofit affordable housing provider, Community Housing Opportunities Corporation (CHOC). CHOC continued to receive funding and dedicated land from the city to provide permanent affordable rental housing in the city. Some CHOC projects built and occupied during the 1993 Housing Element period include Windmere I and II in Mace Ranch, Tuscan Villas in East Davis, and Fox Creek in South Davis. CHOC also built several self-help and for-sale ownership units for low and moderate-income households. CHOC also received land for the development of senior housing that is currently under construction in Mace Ranch subdivision.
- Construction of several for-sale units for low and moderate-income households by residential developers in their subdivision, such as Evergreen, Mace Ranch, El Macero Estates 2 and Wildhorse.
- Support for a student cooperative and construction of student cooperative housing. Pacifico Student Coop was Built by Davis Campus Cooperative as a result of city's effort to meet one of its objectives in the 1993 Housing Element, which was to provide affordable student co-op housing. The Pacifico Co-op is an affordable student cooperative housing accommodating 112 students including 87 very-low and low-income students.
- Construction of 16 very-low and low-income cooperative units in East Davis, the Solar Community Housing Association's Homestead project. This project provides a different type of affordable housing where residents live in a cooperative life-style.
- Construction of the Sexual Assault and Domestic Violence Center shelter and handicapped housing for people with disabilities in South Davis. These units were constructed on dedicated affordable housing land.

- Construction and occupation of University Retirement Community project. This complex provides for both market-rate and affordable housing accommodation for seniors in response to policies in the 1993 Housing Element.

Table 63 below summarizes the types of housing units provided in the city since 1987 General Plan. The data is based on approved subdivisions since 1987 through April 2000. The table shows that the following housing types were provided during this period:

- 3,947 single-family, duplex, cohousing and condos,
- 1,360 multifamily (i.e., rental) Co-op and 200 units/beds for seniors, and
- 1,502 affordable units/beds.

This is a significant achievement when compared to the city's fair share allocation for the 1993 Housing Element planning period. The 1993 Housing Element fair share allocation was 3,412 units. The breakdown of this figure by income groups is as follows:

- 572 very-low income units,
- 674 low-income units,
- 777 moderate-income units, and
- 1,389 above-moderate income units.

Thus, the execution of the city's 1993 Housing Element programs was appropriate for the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. The Housing Element programs were effective in the attainment of the city's housing goals and objectives. The city made significant progress in the implementation of its Housing Element as evidenced by the built units.

Although the city's performance was generally successful in the creation of affordable housing, the Planning Commission, City Council and Affordable Housing Task Force have identified room for improvement in city policies and programs. Specific efforts included in this Housing Element include:

- Increased effort to deliver affordable housing concurrently with market-rate units.
- More specific criteria for residents occupying affordable housing, to ensure that the benefits are targeted consistent with community.
- Increased need for substantial local financing for most affordable housing projects, and re-evaluation of factors driving costs of affordable housing increasingly upward.
- Recognition of the need to expand housing activities to provide opportunities for homebuyers just above moderate income.

TABLE 63
AFFORDABLE HOUSING PROVIDED IN THE CITY BY SUBDIVISIONS APPROVED SINCE 1987

Subdivision	Market Units	Affordable Units / Beds	Affordable as % of Market	Notes
Aspen	233 SF 11 Cohousing 88 + 98 + 98 MF	62 MF (Heather Glen) 15 Cohousing 8 Split-lot 30 Senior condos	21.78%	Land dedication credit for Heather Glen was 66 units; project reduced during Design Review
Evergreen	349 SF 90 MF 200 units/beds seniors	63 units/beds seniors 10 SF cottages 68 MF 30 MF	26.8%	Senior site based on units/beds; affordable units includes low and moderate income
Quail Ridge IV	14 SF	0	N/A	Approved pre-1990; in lieu fees paid
Toucan Apartments	5 MF	0	N/A	Determined to be smaller than covered by affordable program
Covell Farms	36 SF	0	N/A	Approved pre-1990; in lieu fees paid
N. Davis Farms	24 SF	0	N/A	In lieu fees paid
Northstar	341 SF	34 split-lots 10 self-help 7 self-help 36 MF (Twin Pines)	25.22%	
Wildhorse	590 SF 81 MF	59 MF 70 MF 52 SF	26.98%	

TABLE 63
AFFORDABLE HOUSING PROVIDED IN THE CITY BY SUBDIVISIONS APPROVED SINCE 1987

Subdivision	Market Units	Affordable Units / Beds	Affordable as % of Market	Notes
Davis Villas	163 MF	36 MF (Tuscany Villas) Summer House Group Home	22.70%	Summer House counted as 12 units, one per bed. It is counted as one affordable unit for this calculation
Lands of Comini	6 SF and duplex	0	N/A	Affordable housing deemed infeasible
Sunnyside	59 SF	15 MF	25.42%	
Mace Ranch Phase I (Units 2,3,4,5)	436 SF	46 split-lots 31 self-help and for-sale affordable 48 MF (Windmere)	28.67%	Land dedication credit for Windmere was 45 units
Mace Ranch Phase II (Units 6,7,8,9,10)	317 SF	36 SF 59 MF (Windmere II)	30.07%	Phase I provided early self-help for Phase II
Mace Ranch Lot 11	253 SF	23 SF <i>10 SF (Land dedication, 2.4 acres)</i>	13.04%	
Mace Multifamily	83 MF	160 MF (Alhambra)	193%	Majority of affordable units at the Alhambra are not city-required affordable housing
Mace Ranch Cottages	100 condominiums 9 rental units	4 condominiums <u>30 MF Walnut Terrace</u>	31.19%	

TABLE 63

AFFORDABLE HOUSING PROVIDED IN THE CITY BY SUBDIVISIONS APPROVED SINCE 1987

Subdivision	Market Units	Affordable Units / Beds	Affordable as % of Market	Notes
Cowell/Mace	18 SF	0	N/A	In lieu fees paid
El Macero Estates I	45 SF	0	N/A	In lieu fees paid
El Macero Estates II	174 SF	8 self-help 36 MF	25.3%	
Oakshade	402 SF 88 MF 52 MF 42 MF	36 MF (Fox Creek) 22 MF (Sorrento) 12 SF 45 MF (Owendale) 15 MF (Cowell/Drummond)	22.3%	Oakshade Master Plan excluding Southfield Park and Poleline Cluster Housing. Land dedication credit for Fox Creek was 38 units. In lieu fees paid for 11 affordable units (approved pre-1990).
Southfield Park	99 SF	60 permanently affordable condominiums	60.6%	
Southfield Park III	44 SF	5 Habitat for Humanity 8 SF	29.5%	
Tanglewood	216 MF	0	N/A	Approved pre-1990; in lieu fees paid
Waggener Ranch	98 MF Sharps and Flats) 122 MF (Allegre) 27 beds student cooperative	34 MF (Sharps and Flats) 30 MF (Allegre) 48 beds cooperative	45.3%	
Willow Creek	288 SF	36 MF (Rosewood Park and Willow Glen) 21 MF (NHHL/CHOC)	19.8%	First land dedication credit was 44 units; projects reduced during planning process
Willowbank 9	43 SF	16 SF	37.2%	

TABLE 63

AFFORDABLE HOUSING PROVIDED IN THE CITY BY SUBDIVISIONS APPROVED SINCE 1987

Subdivision	Market Units	Affordable Units / Beds	Affordable as % of Market	Notes
Woodbridge	65 SF	<i>16 MF</i>	24.6%	Dedicated land may not be built until Mace overcrossing improvements are completed
Total City	3,947 SF, duplex, cohousing, condo 1,360 MF, rental, Co-op 200 units/beds seniors	1,502	27.3%	In lieu fees and other mechanisms used to comply with requirements.

Notes:

- SF = single-family; MF = Multifamily
- Units in italics are subdivisions or complexes which are proposed or approved but not built
- This chart includes projects approved after adoption of the 1987 General Plan
- These calculations are based on actual number of units approved or projected to be built. This information does not reflect whether a project complies with the General Plan policies or the Affordable Housing Ordinance adopted in 1990. All current developments have been deemed to be consistent with city requirements. In other words, a project may have complied with the city's requirements through payment of an in-lieu fee or an individualized affordable housing plan. In these instances, the exact required percentages of affordable housing in an area would not be realized.

Source: Planning and Building Department

Below is the evaluation of the policies and programs of the 1993 Housing Element. In column three, the 2001 General Plan was italicized. Some new standards, policies and actions are not in the table..

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
9.1 AFFORDABLE HOUSING OF THE 1993 HOUSING ELEMENT		
Guiding Policies A. Strive to meet the identified five-year need for housing and for housing affordable to very-low-, low-, and moderate-income households	The city has continuously been able to demonstrate its ability to accommodate fair share allocation as approved by the Sacramento Area Council of Governments.	The city has capacity to meet and exceed SACOG's fair share allocation for this planning period, 2002-07. <u>Minor Change in 2001 Update</u> <i>Goal HOUSING 2. Provide housing that is affordable for residents with low paying jobs, fixed incomes and pensions. Strive to meet the identified five-year need for housing and for housing affordable to extremely low, very low, low, and moderate income households consistent with the provision of Davis' fair share of regional housing needs and the demographics of internally generated growth.</i>

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
B. Screen buyers and renters of affordable units and regulate rents and investigate and utilize to the extent feasible recapture mechanisms to ensure that subsidies serve the intended purpose for the life of the unit.	Developers of for-sale affordable units are required to confirm eligibility for potential purchasers prior to close of escrow. Developers of affordable rental housing are required to confirm income eligibility before tenant occupancy. Most projects are also subject to requirements for annual recertification for eligibility.	The Affordable Housing Task Force is currently considering processes for buyer selection and verification of eligibility. The city will be increasing the staff support allocated to project monitoring. <u>Minor Change in 2001 Update</u> <i>2.2 HOUSING. Strive to ensure that required affordable housing is occupied by those of the greatest need.</i> <i>2.2b HOUSING. Investigate options available to the City and implement appropriate regulations to retain and re-invest the subsidies that are granted to buyers of for-sale affordable units when the units are subsequently resold.</i>

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
Implementing Policies C. Encourage preservation of and provision for long-term affordable housing units by encouraging the development of a mutual housing association and limited-equity cooperatives.	The Davis Mutual Housing Association has been formed and has developed one project (Twin Pines). DMHA's second project (Owendale) will not have a mutual housing model. No limited-equity cooperative was formed during this period.	Davis Mutual Housing Association has received land commitment for two additional affordable housing sites. Final ownership structure was not determined during this period. <u>Minor Change in 2001 Update</u> <i>Action 2.1f HOUSING. Encourage preservation and provision of permanently affordable housing units by encouraging the development of a mutual housing association and limited-equity cooperatives which would own and operate affordable housing.</i>
D. To the extent feasible, require that 25 percent of for-sale units be affordable by low-income households (50 to 80 percent of median) and moderate-income households (81 to 120 percent of median).	All new subdivisions and projects of five or more units have complied with this requirement, either through provision of affordable housing or payment of in-lieu fees (as provided in Policy 9.1L).	<u>Minor Change in 2001 Update</u> <i>Standard 3.1a HOUSING. Twenty-five percent of all proposed new for-sale residential units should be affordable to very low, low and moderate-income households. The units should be affordable rental or ownership.</i>

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
E. To the extent feasible, require rental housing developments with five or more units to meet the following affordable housing standards: <u>5-19 units</u> -- 15 percent of units to be affordable to low-income households (50 to 80 percent of median income) and 10 percent of units to be affordable to very-low-income households (less than 50 percent of median income); <u>20 or more units</u> -- 25 percent of units to be affordable to low-income households and 10 percent of units to be affordable to very-low-income households.	All new subdivisions and projects have complied with this requirement, either through provision of affordable housing or payment of in-lieu fees (as provided in Policy 9.1L).	<u>Significant Changes in 2001 Update</u> <i>Standard 3.1a HOUSING. Continue to administer an affordable housing ordinance which accomplishes the following:</i> <i>Rental housing developments containing between 5 and 19 units inclusive shall provide, to the maximum extent feasible, 15 percent of the units to be affordable to low-income households (50-80% of the median income) and 10 percent of the units to be affordable to very low income households (less than 50% percent of median income) for a total requirement of 25 percent.</i> <i>Rental housing developments containing 20 or more units shall provide, to the maximum extent feasible, 25 percent of the units to be affordable to low-income households and 10 percent of the units to be affordable to very-low-income households for a total requirement of 35 percent.</i> As part of amendment to the 2001 General Plan Housing Element, the City Council changed its position on the percentage of the units to be affordable to very-low and low-income households. This meant keeping the 1987 standards as is.

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
F. Require rent controls to permanently maintain the affordability of units by the income groups to which the units were affordable when approved, and to restrict renting to very-low-, low-or moderate-income households, whichever the units were approved for. Screening and qualifying shall be done in a manner approved by the City. Develop and implement a program of City regulations to implement this policy.	Permanent affordability has been required for all land dedication parcels and the majority of developer-built affordable rental units. City regulations are contained in the Affordable Housing Ordinance.	The Affordable Housing Task Force will be considering processes for buyer selection and verification of eligibility. <u>Minor Changes in 2001 Update</u> <i>Action 2.2a HOUSING. Permanently maintain the affordability of required affordable rental units for very low, low, or moderate income households.</i>
G. Investigate options available to the City and implement appropriate regulations to retain and reinvest the subsidies that are granted to buyers of for-sale affordable units when the units are subsequently resold.	Equity-sharing requirements were imposed for 10 for-sale affordable homes in the Evergreen subdivision. Approximately 80 homes in Wildhorse, Mace Ranch, and Willowbank had some equity recapture at varying levels.	No Change in 2001 Update

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
H. Exempt units affordable by low-or very-low-income households from the housing allocation system if they are subject to provisions to ensure affordability to such households throughout the life of the units.	The Phased Allocation Plan Ordinance exempts units that are permanently affordable to very-low or low-income households. No such ownership units have been produced. All multifamily rental units are exempt from allocation requirements.	No changes to the Phased Allocation Ordinance are required by this policy. Measure J also exempts permanently affordable housing necessary to meet fair-share requirements. <u>Minor Change in 2001 Update</u> <i>Standard 2.1b HOUSING. Units affordable by low- or very-low-income households are exempt from the housing allocation system if they are subject to provisions to ensure affordability to such households throughout the life of the units.</i>
I. Ensure, through conditions of approval that the affordable housing shares will be produced simultaneously with market-rate housing except for the City or non-profit developers. Exemptions shall be granted by the City only under extreme circumstances.	Generally, for-sale affordable housing has been developed contemporaneously with market-priced housing. Development on land dedication sites has frequently occurred after market-rate housing.	<u>Minor Change in 2001 Update</u> <i>Standard 3.1b HOUSING. Project conditions of approval shall require that affordable housing shares be produced before or contemporaneously with the related market-rate housing. Exemptions shall be granted by the City only under extreme circumstances.</i>

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
J. Allow the affordable housing obligation to be met by transferring land to a nonprofit developer if the City receives a commitment from the nonprofit developer to provide the housing, and if the City finds the nonprofit developer capable of providing the housing	Land was transferred from subdividers to Davis Campus Cooperatives, a nonprofit developer, resulting in the Pacifico Cooperative. This is a student cooperative.	<u>Minor Change in 2001 Update</u> <i>Standard 3.1c HOUSING. The affordable housing obligation may be met by land dedication to the City or to a non-profit developer selected by the City.</i>
K. Allow a developer who builds more than the required share of affordable housing to designate a recipient of credit for the number of units exceeding the minimum. Credit will not be granted for units that are exempt from the City's housing allocation system.	Developers have not requested credit for excess affordable housing provided.	<u>Minor Change in 2001 Update</u> <i>Standard 3.1d HOUSING. A developer who builds more than the required share of affordable housing may designate a recipient of credit for the number of units exceeding the minimum.</i>
L. Provision for accepting fees in lieu of affordable on-site units may be allowed at the discretion of the City Council for parcels less than ten (net) acres in size.	The city has approved in-lieu fees for the one 8-unit project (Covell-Catalina). The project was smaller than 10 acres in size and the City Council identified unique hardships because of the size of the project.	The affordable housing in-lieu fee was raised to \$23,737 per affordable unit in February 2002. <u>Minor Change in 2001 Update</u> <i>Standard 3.1f HOUSING. Fees in lieu of any required affordable on-site units may be accepted by the City on a discretionary basis for parcels less than ten acres in size and fewer than 30 units. In-lieu fees shall be set to reflect the true costs of affordable housing subsidization</i>

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
M. Exempt limited-equity cooperative units affordable to moderate-income households (120 percent of median income or less) from restrictions on the rate of new construction.	The Phased Allocation Plan Ordinance exempts all multifamily rental housing and housing permanently affordable to very-low and low-income households. It was not amended to exempt permanently affordable moderate-income housing. Limited-equity cooperatives would potentially be exempt from allocation as multifamily rental housing.	No change in 2001 Update HOUSING 2.1(a)
N. Require affordable housing to include a range of unit sizes appropriate to meet Davis housing needs.	Affordable housing developments have primarily included two- and three-bedroom units. Single room occupancy housing was provided in the Pacifico and Homestead Cooperatives.	The Adobe apartment complex provides 10 affordable four-bedroom apartments. DMHA's Tremont Greens and Moore Village will provide one- to three-bedroom units. <u>Minor Change in 2001 Update</u> <i>Standard 1.1a HOUSING. Affordable housing should include a range of unit sizes appropriate to meet Davis housing needs.</i>

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
O. Grant a 25 percent density bonus as required by state law for projects consisting of five or more dwelling units, that include 25 percent of the total units for low-or moderate-income households or 10 percent of the units for lower-income households, provided that affordability is ensured for the life of all units for which a bonus is granted. The City may choose to provide other incentives of equivalent financial value in lieu of granting a density bonus.	Density bonuses were granted upon developer request, through the Planned Development process.	<u>Minor Change in 2001 Update</u> <i>Standard 2.1c HOUSING. Density bonuses and density bonus credits shall be given for the provision of affordable housing, subject to State law and standards developed by the City. There shall be a 1:1 density bonus for units required under the Affordable Housing Ordinance. The density bonus credits may be earned for land dedication and applied to other housing developments.</i>
P. Adopt a density bonus consistent with State Law.	The Affordable Housing Ordinance includes a provision for density bonuses for projects that provide affordable housing. The city has not adopted an ordinance allowing density bonuses for senior housing only, but has granted them through the Planned Development process (Olympic Cottages, Shasta Point).	<u>Minor Change in 2001 Update</u> <i>Standard 2.1c HOUSING. Density bonuses and density bonus credits shall be given for the provision of affordable housing, subject to State law and standards developed by the City. There shall be a 1:1 density bonus for units required under the Affordable Housing Ordinance. The density bonus credits may be earned for land dedication and applied to other housing developments.</i>
Q. Encourage use of Federal Tax credits and other federal subsidy programs for production of low-income housing.	Tax credits or tax-exempt bonds were utilized for affordable housing in Wildhorse and Mace Ranch. CHOC and DMHA made multiple unsuccessful applications for tax credits in recent years.	No Change in 2001 Update

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
R. Investigate the use of mortgage-credit certificates.	Preliminary research by staff indicated that home prices in Davis exceed allowable limits for the mortgage credit certificate program.	<u>Minor Change in 2001 Update</u> <i>Action 2.1h HOUSING. Encourage the use of all available affordable housing incentive programs available to Davis residents for both new and existing housing, for example delayed fees for homebuyers, shared equity programs and mortgage-credit certificates.</i>
S. Pursue means of securing additional housing affordable to low-income households and land for such housing including, but not limited to, land dedication, land exaction, and other private funding opportunities.	Private funding has been used to leverage City subsidies for affordable housing on land dedication and developer donation sites.	In 2001, the City Council held a public hearing and considered authorizing private bond financing for an existing apartment complex in Davis. The bond financing would have resulted in conversion of 24 apartments to occupancy for very-low income households. The City Council denied the request due to concerns about tenant displacement and gentrification. No Change in 2001 Update

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
Maximize the development of affordable units on dedicated land, allow a portion of the affordable housing requirement for for-sale units be constructed as multi-family units within designated single-family residential areas on developer dedicated land, subject to feasibility of compliance with development standards and environmental assessment. The maximum area that may be used to construct affordable multi-family units shall not exceed three (3) net acres unless a General Plan amendment is approved. Open Space beyond that which is required by development standards may be provided in addition to the three (3) net acres. The three (3) net acres will provide a given number of units under appropriate development standards, that is, zoning standards.	Developers dedicated land on designated single-family areas in Mace Ranch (Windmere I and II, and another parcel zoned single-family) and El Macero Estates II. Other land dedication parcels were identified early enough in the planning process that they could be designated multifamily on the General Plan map.	<u>Minor Change in 2001 Update</u> <i>Standard 2.1d HOUSING. As a means to maximize the development of affordable units on dedicated land, a portion of the affordable housing requirement on dedicated land may be constructed as multi-family, rental housing, limited-equity cooperative, or mutual housing association units in areas designated low-density in the General Plan (pursuant to Section 65589.8 of the Government Code and the applicable specific plan). The maximum area that may be used to construct affordable multi-family units shall not exceed the greater of the acreage of the required dedicated land or three (3) net acres unless a General Plan amendment is approved.</i>
T. Density bonuses and density bonus credits may be allowed relative to the provision of affordable housing, subject to standards developed by the City. Density bonus credits may be earned for land dedication and applied to other rental housing developments.	The Affordable Housing Ordinance includes a provision for density bonuses for projects that provide affordable housing.	<u>Minor Change in 2001 Update</u> <i>Standard 2.1c HOUSING. Density bonuses and density bonus credits shall be given for the provision of affordable housing, subject to State law and standards developed by the City. There shall be a 1:1 density bonus for units required under the Affordable Housing Ordinance. The density bonus credits may be earned for land dedication and applied to other housing developments.</i>

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
U. Create incentives to the development of affordable housing through measures such as density bonuses or changed development standards.	The Affordable Housing Ordinance includes a provision for density bonuses for projects that provide affordable housing.	<u>Minor Policy Change in 2001 Update</u> <i>Action 2.1j HOUSING. Create incentives to the development of affordable housing through measures such as flexible development standards that are compatible with and protective of the surrounding neighborhood.</i>

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
9.2 HOUSING FOR PERSONS WITH SPECIAL NEEDS		
Guiding Policies A. Encourage apartment construction in step with UCD growth to meet student housing needs. Disabled persons shall be considered in design of this housing	New apartments were built in Mace Ranch, South Davis, and East Davis..	Additional apartments were approved in Wildhorse and are pending building permit. The City is processing applications for additional student-oriented apartments in central Davis and on Olive Drive <u>Minor Change in 2001 Update</u> <i>Policy 1.4 HOUSING. Encourage a variety of housing types and care choices for disabled persons.</i> <i>Standard 1.4a HOUSING. Units appropriate for disabled persons shall be included in all housing developments with 5 or more units, as required by state and federal law.</i> <i>Policy 1.5 HOUSING. Work in cooperation with UC Davis to encourage the provision of housing for UC Davis students.</i>

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
B. Encourage senior housing in all parts of Davis and near neighborhood centers.	During the term of the Element, senior units were built in West Davis (condominiums, apartments, and the care continuum), South Davis and East Davis.	Additional senior rental housing is planned for Mace Ranch, near the site zoned for neighborhood commercial development. <u>Significant Change in 2001 Update</u> <i>Policy 3.2 Housing. Encourage senior housing in all parts of Davis and near neighborhood centers where compatible with existing uses</i> <i>Action 1.8b HOUSING. Develop design guidelines and site criteria for senior housing and care.</i>
C. Provide housing for physically and mentally disabled people, which is located near neighborhood centers and facilitates maximum participation in community life.	Becerra Plaza in South Davis provides 21 apartments for persons with physical disabilities. Unitrans and YoloBus serve the property. The site is across the street from a neighborhood park. Group care homes for persons with mental or emotional disabilities are located throughout Davis.	<u>Minor Change in 2001 Update</u> <i>1.4b HOUSING. Housing for disabled persons should be located near neighborhood centers in order to facilitate disabled persons' maximum participation in community life.</i>
Implementing Policies D. Continue to work with UCD to provide housing for students. Support UCD's goal of providing on-campus housing for 25 percent of UCD students.	During the term of the Element, the University constructed 759 beds of student housing on campus. All are privatized housing and on campus.	Additional 380 beds for student housing is currently under construction at the corner of LaRue and Russell Boulevard. The university is exploring options for additional student and employee housing through its update of its Long Range

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
		Development Plan. <u>Minor Change in 2001 Update</u> <i>Action 1.5a HOUSING. Continue to work with UC Davis to provide housing for students.</i> <i>Action 1.5b HOUSING. Support the provisions in the Memorandum of Understanding entered into by and between the City of Davis and U.C. Davis in 1989, including but not limited to the following:</i> <i>1. The goal and intention of U.C. Davis to provide on-campus housing for 25% of the current (1988-89) base student population of 21,000 and for 35% of the new student population; and</i> <i>2. The agreement that U.C. Davis' maximum and optimum three-term student population on the Davis campus is 26,000.</i> <i>In addition, rely upon the University to provide on-campus student housing to provide for accelerated enrollment beyond 24,000 students by the year 2000-01 and 26,000 students by the year</i>

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
		<i>Action 1.5c HOUSING. Urge the University to provide on-campus housing for living groups.</i> <i>Action 1.5d HOUSING. Encourage sites for student housing and living groups on the U.C. Davis campus, with higher density and focus on the area east of Highway 113 and north of Interstate I-80.</i> <i>Action 1.5e HOUSING. Investigate as a strategy City, RDA and UCD joining sponsorship of targeted student and faculty staff housing within the City limits.</i> <i>Action 1.5f HOUSING. Consider the proximity to campus, transit routes, and bike paths when siting student housing projects.</i> <i>Action 1.5g HOUSING. Recognize the City's commitment to housing students by pursuing policies and actions which will facilitate the availability of housing which is compatible with existing neighborhoods and is easily accessible by public transit and bicycle. Seek an</i>

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
		<i>update of the Memorandum of Understanding (MOU) including the percentage of student housing to be provided on campus.</i>
E. Provide incentives to builders to provide affordable housing and housing for seniors.	CHOC's Willow Oak and Villa Calabria received land and financial assistance from the city. The University Retirement Continuum at Davis, which provides multiple levels of care, was built on land provided by the city. Other senior and assisted-living housing is located in group care homes throughout Davis.	The city and Redevelopment Agency provided land and financial assistance to the Shasta Point (constructed) and Walnut Terrace (underway) senior apartment complexes. <u>Minor Change in Update</u> <i>Action 1.8c HOUSING. Provide incentives to builders to provide housing and care choices for seniors of all income levels.</i>
F. Encourage a variety of housing types for seniors.	During the term of the Element, senior units were built in West Davis (condominiums, apartments, and the care continuum), South Davis and East Davis.	Additional senior rental housing is planned for Mace Ranch, near the site zoned for neighborhood commercial development. <u>Minor Change in 2001 Update</u> <i>Policy 1.8 HOUSING. Encourage a variety of housing types and care choices, as well as housing innovation, for seniors</i>

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
G. Allow the establishment of group-home facilities for physically and mentally disabled individuals.	In 1995, the Zoning Ordinance was amended to be consistent with state law and allow group care homes in residential zoning districts.	<u>Minor Change in 2001 Update</u> <i>Action 1.4c HOUSING. Provide incentives to encourage the establishment of group-home facilities for physically and mentally disabled individuals.</i>
H. The daily average number of persons seeking emergency shelter or transitional housing will be monitored by the Yolo County Homeless Coordinator, and reported to the City. The City will evaluate the resulting data to determine what facilities are needed to satisfy the needs of the identified population.	The Social Services Commission and Yolo County Homeless Coordinator have monitored the number of homeless persons and the need for services as part of the review process for federal funding programs.	<u>Minor Change in 2001 Update</u> <i>Action 2.2a HUMAN SERVICES. Continue to monitor the daily average number of persons seeking emergency shelter or transitional housing. Evaluate the resulting data to determine what facilities are needed to satisfy the needs of the identified population.</i>
I. Establish a revolving fund to loan money to very low-income, low-income, and farm-worker households for the purpose of making deposits on rental housing. Require repayment; interest free, within a one-year time period.	CHOC established a guarantee program for rental deposits in 1997. The program was funded from the Redevelopment Agency Low and Moderate Income Housing Fund. There was little demand for the program.	<u>Minor Change in 2001 Update</u> <i>Action 2.1k HOUSING. Establish a program to provide loans or grants to very low-income households for the purpose of making deposits on rental housing.</i>

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
J. Support efforts by the Farmers Home Administration and Yolo County Housing Authority to provide housing for farm-workers and their families. Encourage the Farmers Home Administration to fund construction of additional units of permanent housing for farm-workers in Davis.	The 7 units of farmworker housing owned by the city were transferred to the Yolo County Housing Authority during the term of the Element. Because the city is not generally considered a rural area, funding targeted for farmworker housing is limited. Agricultural employees are always eligible for occupancy in affordable or market-rate housing in Davis.	<u>Minor Change in 2001 Update</u> <i>Policy 1.9 HOUSING. Encourage construction of housing to meet the needs of farmworkers.</i> <i>Action 1.9a HOUSING. Support efforts by the Farmers Home Administration and Yolo County Housing Authority to provide housing for farmworkers and their families.</i> <i>Action 1.9b HOUSING. Encourage developers to seek funding from sources such as Farmers Home Administration for construction of additional units of permanent housing for farmworkers in Davis.</i>
K. In cases where existing housing units which are affordable to persons of low or moderate income are removed, they shall be replaced by an equal number of units of comparable affordability.	No housing units were removed during the term of the Element.	<u>Minor Change in 2001 Update</u> <i>Action 2.1e HOUSING. Replace any existing multifamily housing units which are affordable to persons of very low or low income with an equal number of units when those units are demolished or made uninhabitable through public-entity action.</i>

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
L. Encourage the purchase of existing affordable housing units by a mutual housing association to preserve affordability.	The Redevelopment Agency made a preliminary allocation of funds for the purpose of preserving affordable housing units at risk of losing their affordability. Because no such projects had been identified and certain new construction projects required significant local subsidies, the funds were subsequently reprogrammed to the Owendale and Walnut Terrace projects.	<u>Minor Change in 2001 Update</u> <i>Action 2.1f HOUSING. Encourage preservation and provision of permanently affordable housing units by encouraging the development of a mutual housing association and limited-equity cooperatives which would own and operate affordable housing.</i>
M. Encourage the provision of housing that is designed and located to meet the needs of so-called "empty-nest" households.	<i>See F, above.</i>	<u>Significant Change in 2001 Update</u> <i>Goal 1 HOUSING. Promote adequate housing opportunities for people of all ages, incomes, lifestyles and types of households.</i> <i>Standard 1.1a HOUSING. Affordable housing should include a range of unit sizes appropriate to meet Davis housing needs.</i>
N. Encourage the University of California, Davis to provide off-campus housing or housing assistance for university staff and employees.	The university developed the Aggie Village project to provide housing for faculty and staff. The university retains ownership of the land.	<u>Minor Change in 2001 Update</u> <i>Action 1.6b HOUSING. Create incentives to provide local housing for local employees</i>

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
O. Allow the establishment of group-home facilities for physically and mentally disabled individuals.	In 1995, the City Council approved a zoning ordinance amendment allowing group care homes of six or fewer residents as permitted by right in all residential zones.	<u>Minor Change in 2001 Update</u> <i>Policy 3.3 HOUSING. Encourage housing for special needs to be dispersed throughout the community to avoid an over-concentration in one area and to be located near neighborhood services and facilities. Special needs housing may include, but is not limited to, housing for physically and mentally disabled individuals, affordable low-income housing for single persons, emergency shelters and transitional housing.</i>
P. Encourage the formation of a non-profit corporation to seek land and funding for a facility consisting of independent living, assisted living, and skilled care facilities for seniors seeking a variety of services and housing options, affordable to a range of incomes. The project may be developed and managed through joint ventures with for-profit or non-profit developers of housing and care facilities. The project should be located near other health services, including a hospital. This would provide Davis with a care continuum.	University Retirement Community of Davis was created. URCAD is the owner of a continuum of care facility constructed on land provided by the city. The continuum provides 295 units/beds from independent living apartments through skilled nursing beds, including 63 units/beds reserved for moderate-income seniors.	<u>Minor Change in 2001 Update</u> <i>Action 1.8d HOUSING. Continue to assist in the formation of a non-profit corporation to develop facility consisting of independent living, assisted living, and skilled care facilities for seniors seeking a variety of services and housing options, affordable to a range of incomes.</i>

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
Q. Explore programs to assist City staff, UCD staff and faculty, Yolo County staff, and school district staff to live in Davis.	Public employees have participated in city affordable housing programs. No programs have been created specifically for public employees.	No change in Update
R. Explore mechanisms for encouraging and financing the construction of Single Room Occupancy (SRO) housing, which would provide housing for those who are homeless or at risk of becoming homeless.	Affordable SRO housing has been provided through the Pacifico Cooperative in South Davis. The targeted population for Pacifico is students and not homeless persons.	<u>Minor Change in 2001 Update</u> <i>Policy 3.3 HOUSING. Encourage housing for special needs to be dispersed throughout the community to avoid an over-concentration in one area and to be located near neighborhood services and facilities. Special needs housing may include, but is not limited to, housing for physically and mentally disabled individuals, affordable low income housing for single persons, emergency shelters and transitional housing</i>
S. Explore the feasibility and desirability of establishing a resource center for the homeless in Davis which would provide referrals for shelter and aid programs, showers, laundry and telephone services.	Davis Community Meals has established a resource center for homeless persons as part of the emergency shelter at 1111 H Street. The city has provided funds for building acquisition and for operation.	<u>Minor Change in 2001 Update</u> <i>Action 2.2d HUMAN SERVICES. Continue support for the resource center for homeless and low-income residents.</i>

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
T. Continue to support transitional housing and work toward providing adequate transitional housing through a variety of mechanisms.	The city-owned house at 512 Fifth Street is being used for transitional housing by Davis Community Meals.	<u>Minor Change in 2001 Update</u> <i>Action 2.2e HUMAN SERVICES. Continue to support transitional housing programs which provide supportive services to assist families and individuals toward independent living.</i>
U. Adopt zoning provisions allowing Single Room Occupancy housing to meet the special housing needs of single persons and small households. Allow this use, subject to discretionary review, in appropriate residential and commercial areas.	SRO housing is permitted within the Core Commercial zoning district. It is likely that creation of new SRO housing in other zones would be accommodated through rezoning and Preliminary Planned Development for the property. This would allow for site-specific analysis of parking, open space, and development standards.	<u>Minor Change in 2001 Update</u> <i>Action 1.3b HOUSING. Adopt zoning provisions allowing housing to meet the special housing needs of single persons or small households with low and very low incomes. Allow such housing, subject to discretionary review, in appropriate residential and commercial areas</i>
9.3 HOUSING SITES		
Guiding Policy A. Encourage a mix of housing types throughout the city in order to increase choice for Davis households.	The city has generally had success at providing affordable housing to meet fair share needs, apartments oriented toward students, and high-end single-family housing. The city has had less success at providing for-sale starter homes or condominiums.	<u>Minor Change in 2001 Update</u> <i>Policy LU.3 LAND USE. Require a mix of housing types, densities, prices and rents, and designs in each new development area.</i>

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
B. Require a mix of housing types and prices in each area of new development.	Affordable housing has been provided in all new development areas, in accordance with the Affordable Housing Ordinance. Larger developments have included both single-family and multifamily housing. The city has been less successful in obtaining a range of single-family sizes and prices, because developers and builders have not desired to build small, less-expensive houses.	<u>Minor Change in 2001 Update</u> <i>Standard 1.1b HOUSING. Each new development area should include a mix of housing types, densities, prices and rents, and designs.</i>
C. Require the inclusion of affordable housing in all new development areas.	A total of 1,476 affordable units have been built during the term of the Element. Of this number, 319 are single-family or condo units. The total does not include some projects completed since January 2000 through May 2003.	<u>Minor Change in 2001 Update</u> <i>Policy 3.1 HOUSING. Maintain and periodically review the Affordable Housing Ordinance to require the inclusion of affordable housing in all new development areas to the extent feasible.</i>

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
D. Encourage inclusion of apartments in mixed-use development within the Core Area.	One mixed-use project was approved with 4 living units. The Park Plaza participated in the Redevelopment Agency fee payment program in exchange for provision of affordable housing.	Additional mixed-use developments were approved in the Core Area during 2001-2002, for a total of 27 units. These units are primarily loft-style live-work housing. A total of 31 units have been approved for development in the Core Area, with 27 already built. <u>Minor Change in 2001 Update</u> <i>Included in CORE AREA SPECIFIC PLAN</i> <i>2.6.1.1 Land Use Policies. The development of dwelling units, including senior housing, shall be encouraged in the Core Area. A variety of mechanisms to promote housing in the Core Area shall be developed by staff. This includes, but is not limited to, the promotion and development of housing in upper stories in the Downtown Core (Retail Stores) area with the possibility of reduced off-street parking requirements and reserving parking spaces in the First and F Streets parking structure for tenants.</i>
E. Encourage private-sector mechanisms to provide local housing for local employees.	The city is not aware of any private employers in Davis who provide housing assistance to their employees.	<u>Minor Change in 2001 Update</u> <i>Action 1.7b HOUSING.</i> <i>Create incentives to provide local housing for local employees.</i>

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
Implementing Policy F. Bring the Land Use Element and the Zoning Ordinance into conformity with State law regarding mobile home parks.	The required Zoning Ordinance Amendment was approved by the City Council in late 2001. This policy is deleted in the current draft Housing Element, but was left with minor change in the May 2001 General Plan.	<u>Minor Change in 2001 Update</u> <i>Action 1.1c HOUSING. Bring the Zoning Ordinance into conformity with State Law regarding mobile home parks.</i>
G. If adequate sites are not available to meet the five-year need for housing at all income levels, the City must provide sufficient sites with zoning that permits owner occupied and rental multifamily residential use by right, including density and development standards that could accommodate low or moderate income housing.	The city has continued to demonstrate its ability to meet fair share requirements.	<u>Significant Change in 2001 Update</u> <i>Action 2.1r HOUSING. If monitoring shows that the percentage of affordable units available does not meet identified affordable housing needs, take further actions to encourage construction of affordable housing, such as increasing allowed densities or restructuring the Affordable Housing Ordinance.</i>
H. Compile a list of vacant sites in Davis which are suitable for residential development	In 2000, the city generated a list of sites with infill potential. The majority of the sites would require rezoning and General Plan amendment for residential development.	<u>Minor Change in 2001 Update</u> <i>Action 2.1p HOUSING. Compile and maintain a list of vacant sites in Davis which are suitable for affordable housing development.</i>

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
I. Maintain an approximate 60:40 ratio of single-family to multifamily housing.	The January 1, 2000 estimate from the state Department of Finance (DOF) for the city was 10,716 single-family to 9,907 multi-family -- a ratio of 46 to 43 percent.	The 2001 General Plan does not contain housing mix ratio policy. Rather, the city has chosen a policy that requires a mix of housing types, densities, prices, and rents and designs in each new development area to replace this 60:40 ratio policy.
J. Require identification of sites for affordable housing in each new development area, whenever feasible.	This has occurred upon original project approval, in most cases.	<u>Minor Change in 2001 Update</u> <i>Policy 3.1 HOUSING. Maintain and periodically review the Affordable Housing Ordinance to require the inclusion of affordable housing in all new development areas to the extent feasible.</i>
K. The daily average number of persons seeking emergency shelter or transitional housing will be monitored by the Yolo County Homeless Coordinator, and reported to the City. The City will work to establish an emergency shelter facility when the need for such a shelter is evident.	The Social Services Commission and Yolo County Homeless Coordinator have monitored the number of homeless persons and the need for services as part of the review process for federal funding programs.	<u>Minor Policy Change in 2001 Update.</u> <i>Action 2.2a HUMAN SERVICES. Continue to monitor the daily average number of persons seeking emergency shelter or transitional housing. Evaluate the resulting data to determine what facilities are needed to satisfy the needs of the identified population.</i>

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
L. Conduct a study identifying the targeted population for an emergency shelter, adequate sites for location of emergency shelters and transitional housing, financial feasibility, and appropriate size and configuration.	The Yolo County Homeless Coordinator conducts periodic surveys of numbers and characteristics of homeless persons. The city has not done any independent studies. Detailed discussion of a recent survey performed for the homeless is contained in Section 6 of this Housing Element.	<u>Minor Policy Change in 2001 Update.</u> <i>Action 2.2a HUMAN SERVICES. Continue to monitor the daily average number of persons seeking emergency shelter or transitional housing. Evaluate the resulting data to determine what facilities are needed to satisfy the needs of the identified population</i> <i>Policy 3.3 HOUSING. Encourage housing special needs to be dispersed throughout the community to avoid an over-concentration in one area and to be located near neighborhood services and facilities. Special needs housing may include, but is not limited to, housing for physically and mentally disabled individuals, affordable low income housing for single persons, emergency shelters and transitional housing.</i>
M. Identify and zone affordable housing sites early in the planning process such as during the General Plan Amendment or Preliminary Planned Development stages.	This goal has generally been met. However, the city has still encountered neighborhood opposition to proposed affordable housing developments. It is possible that some of the opposition is triggered by inaccurate information provided by home sellers or agents.	<u>Minor Change in 2001 Update</u> <i>Action 2.11. HOUSING. If new lands are added to the City's General Plan Area, identify and zone affordable housing sites early in the planning process.</i>

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
N. The City will monitor creation of affordable housing on an annual basis and, if it becomes evident that the percentage of affordable units built does not meet the projected accommodation, the City will ensure that the regional share need for all income levels can be accommodated by taking action such as increasing densities or restructuring the Affordable Housing Ordinance.	The city has continued to demonstrate its ability to meet adopted fair share needs for housing at all income levels.	<u>Minor Policy Change in 2001 Update</u> <i>Action HOUSING 1.1i (an addition based on EIR Mitigation Measure PH.2.1)</i> <i>At the next revision of the City's Housing Element, the City should revise the land use map and pertinent Land Use and Growth Management policies, standards, and actions, if necessary, to ensure that the supply of land available for residential development can accommodate the needs of future residents of all income levels. Alternatives for revisions may include redesignating land from nonresidential to residential use, identifying new locations for selective in-fill, or other programs authorized under state law for accommodating housing needs.</i>

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
O. Include in the analysis of General Plan Amendments, Rezoning, Affordable Housing applications and Phased Allocations an analysis of the project's impact on school facilities.	Government Code 65995 prohibits project denials based on school impacts alone. However, impacts of a proposed project on schools were analyzed during environmental reviews for proposed residential development. During the term of the Element, the Davis Joint Unified School District updated its development impact fees to provide funds for the cost of schools necessary to serve new residential and commercial development.	<u>Significant Change in 2001 Update</u> <i>Standard 8.1b YOUTH & EDUCATION. General Plan amendments, Specific Plans, pre-zoning or re-zoning shall only be made after the City, following consultation with the School District, determines that provisions for dedication or reservation of school sites are adequate to meet the needs of the School District.</i> <i>Standard 8.1c YOUTH & EDUCATION. Any project set forth in any proposed General Plan amendment, specific plan, pre-zoning or re-zoning shall show the location of future school sites to serve such project based upon adopted School District plans and criteria and General Plan criteria. Such a project shall include provisions for adequate funding for site acquisition and facility construction including compliance with any City imposed mitigation measures (subject to further policy level discussion regarding applicability) to the extent legally permissible.</i> <i>Action 9.1d YOUTH & EDUCATION: Prior to approving a new residential project, make a finding as to the project's impact on school facilities and the measures taken to address the impact.</i>

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
9.4 CONSTRAINTS TO HOUSING PRODUCTION		
Guiding Policy A. Remove constraints to production and availability of housing to the extent consistent with other General Plan policies.	The city has continued to consider impact on the cost of housing in its review of new zoning and building standards or of fees and taxes.	<u>Minor Change in Update</u> <i>Policy 2.1 LAND USE. Develop and implement guidelines for infill development and comprehensive car management strategies immediately following the adoption of the General Plan so that guidelines and strategies will be in place prior to the approval of significant new infill development.</i> <i>Action 2.1e LAND USE. Immediately following the adoption of the General Plan, initiate a process (1) to develop residential infill and densification design guidelines and strategies and (2) examine zoning in conjunction with neighborhoods and neighborhood councils where applicable. Such guidelines may include the establishment of floor area ratios, second story setback requirements, below grade construction to address scale and mass issues, "green" development and building, landscaping and other "buffering".</i> <i>Action 2.1f LAND USE. Initiate a zoning</i>

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
		<i>ordinance amendment that would encourage density bonuses for residential projects in proximity to public facilities and services including bus stops.</i> <i>Action 3.1c LAND USE. Periodically review Zoning Ordinance performance standards and revise them as needed to ensure high environmental quality, streamlined processing where appropriate, and compliance with State standards.</i>
Implementing Policy B. Streamline the permit approval processes to the extent feasible. Provide developers in advance with full information needed to reduce the length of time and cost of approval of development	The city continues to work with developers to ensure expedited review and processing of entitlement applications.	<u>Minor Change in 2001 Update</u> <i>Policy 4.1. PLAN IMPLEMENTATION: STREAMLINING Streamline the permit-approval process to the extent feasible.</i>
C. Remove multi-family rental units from growth limitations	Multi-family units were removed from the requirements of the Phased Allocation Plan in 1992.	<u>Minor Policy Change in 2001 Update</u> <i>[This policy is not included in the General Plan Update because the action was taken]</i>

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
D. Establish policies and procedures for processing applications concurrently.	The Building Inspection Division has taken the lead in streamlining and coordinating the plan check process in preparation for issuance of a building permit. Building Inspection is now the central "stop" for plan check review; distribution to other divisions and departments is now handled internally.	<u>Minor Change in 2001 Update</u> <i>Action 4.1b PLAN IMPLEMENTATION: STREAMLINING. Investigate a "one-stop" approval process for non-discretionary applications which require actions from multiple departments. The purpose would be to avoid unnecessary and confusing processing steps.</i>
E. Work with Yolo County to streamline the annexation process.	State law governs critical components of the annexation process. There may be limited opportunity for streamlining the process.	<u>Minor Policy Change in 2001 Update</u> <i>Action 6.1b PLAN IMPLEMENTATION: Encourage inter-organizational representation in the long-term planning efforts of each agency, especially in relationships between the City, UC Davis, Yolo County, surrounding cities and DJUSD.</i>
F. Develop a method for documenting, distributing and maintaining interpretations of the municipal code, the General Plan, and program policies as each relate to development approval.	During the term of the Element, the city's Zoning and Subdivision Ordinances were placed on the city's Webb-site, providing public access at any time.	After adoption of the updated General Plan, the contents were placed on the city's Webb-site for easy public access. No Change in 2001 General Plan Update

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
G. Continue outreach efforts to inform architects and builders of City standards and requirements.	City staff has encouraged applicants and builders to conduct pre-application research and consultation prior to submitting full applications for entitlements. The Building Inspection Division publishes the "Biketown Builder" newsletter to inform architects and builders of changed requirements or answer common questions.	No Change in 2001 Update
H. Expand opportunities for third party plan checkers to reduce permit-processing time.	The Building Inspection Division continues to use third-party plan checkers, especially for complex or large commercial developments.	<u>Minor Policy Change in 2001 Update</u> <i>Action 4.1f PLAN IMPLEMENTATION. Consider expanding the use of third-party project reviewers and plan checkers to reduce permit processing time.</i>

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1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
E. Assist lower-income households in making health and safety improvements to their dwellings.	The city has provided CDBG funding to assist low-income homeowners in making changes to their home as required to improve accessibility for residents with disabilities. There appears to be limited demand for home improvements for low-income homeowners because the majority of houses in Davis are in good physical condition and few Davis homeowners have low incomes.	<u>Minor Change in 2001 Update</u> Action 4.1e HOUSING. Develop a program to assist low-income homeowners and owners of affordable rental housing in the upkeep of their residential units, as needed. No Change in 2001 Update
F. Continue to support the existing program at the Senior Center which assists senior home owners in maintaining their homes by providing arrangements for volunteers to perform home maintenance services.	The city continues to support the existing program at the Senior Center. The city approved CDBG funds in 2002-03 for the ADA improvements and addition to the Senior Center building.	No Change in 2001 Update
G. Assist landlords in maintaining rental units in sound condition.	The rental inspection program being evaluated by the City Council will assist landlords in maintaining rental units in sound condition.	<u>Minor Change in 2001 Update</u> Action 4.1c HOUSING. Encourage landlords to maintain all rental units in sound condition through City information, the resale program, and technical assistance and support.

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H. Maintain standards for the regulation of condominium conversion applications so that low-income households receive appropriate displacement protection. or benefits.	The condominium conversion requirements in the Subdivision Ordinance address the process for conversions and accommodations that must be made to tenants. No applications for condominium conversion were submitted during the term of the Element.	<u>Minor Policy Change in 2001 Update</u> Action 2.1k LAND USE. Upon the completion of infill related studies and the adoption of infill and densification design guidelines and strategies, the Planning and Building Department shall make available a basic information sheet to inform interested parties that second or additional units are allowed in residential categories and the design guidelines affecting their construction and design.
I. Work to maintain continued affordability of existing affordable housing with expiring use restrictions from federal, state, or local subsidy programs.	The Redevelopment Agency had a preliminary allocation of funds for housing preservation in its most recent Five-Year Implementation Plan. No projects were presented for use of the funds, so the monies were reallocated to other affordable housing purposes.	The Affordable Housing Task Force will be reviewing the issue of housing preservation as part of its charge. No Change in 2001 Update
J. Monitor rental rates and take appropriate action to relieve excessive rental increases and to coordinate with the UCD Housing Office.	The UC Davis Housing Office continues to prepare an annual rent and vacancy survey.	No Change in 2001 Update

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
K. Conduct a survey of the condition of residential structures in Davis to identify any need for rehabilitation or replacement.	A field survey that was conducted for the General Plan Update found very few residential properties in need of rehabilitation or replacement.	<u>Minor Change in 2001 Update</u> Policy 1.5 HOUSING. Work in cooperation with UC Davis to encourage the provision of housing for UC Davis students.
9.6 ACCESS TO HOUSING		

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
Guiding Policy A. Work to ensure that individuals and families seeking housing in Davis are not discriminated against on the basis of age, sex, family structure, national origin, or other arbitrary factors.	The city has continued to maintain fair housing and mediation services through the Parks and Community Services Department. Funding is provided by Community Development Block Grant.	<u>A, B, C: Combined Minor Change in 2001 Update</u> Action 1.1d DIVERSITY. Continue to promulgate non-discrimination laws and the City's Fair Housing Program.
B. Continue to enforce state and federal laws and Ordinance 1359 against discrimination in housing.	The city has continued to maintain fair housing and mediation services through the Parks and Community Services Department. For instance, during the last six months of 2001, Mediation and Fair Housing Services opened 272 new cases and handled an additional 645 requests for information and technical assistance. Six of the cases were about housing discrimination. The Services also provided an educational seminar for tenants and rental housing providers on fair housing services and housing law.	No Change in 2001 Update

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
Implementing policy C. Continue to promulgate non-discrimination laws and the City's Fair Housing Program.	In 2002, the Mediation & Fair Housing Services provided an educational seminar for tenants and rental housing providers on fair housing services and housing law. Future outreach will include improved internet information and audiotapes.	No Change in 2001 Update
9.6 ENERGY CONSERVATION		
Guiding Policy A. Increase opportunities for energy conservation on the household level.		Several recent residential and commercial projects have been required to meet energy-efficiency standards exceeding those established by the state. <u>Minor Policy Change in 2001 Update</u> Policy 1.1 ENERGY. Develop programs to increase energy conservation on the household and business level.

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
B. Support development of alternative energy sources.	In conjunction with the Sacramento Municipal Utilities District (SMUD), the city established a popular program for retrofitting photovoltaic systems on existing residences.	The city has actively worked to increase opportunities for residential and commercial photovoltaic systems and to maintain the PV-USA photovoltaic plant on Pole Line Road. <u>Minor Change in 2001 Update</u> <i>Action 1.3a ENERGY. Use subsidies, expedited permit processing, density bonuses or other incentives to support implementation of photovoltaic and other renewable energy technologies to provide a portion of the City's energy needs.</i>

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
Implementing Policies C. Continue to implement energy-conserving Building Code provisions found in Title 24 of the State Administrative Code.	The Building Inspection Division has continuously implement state and local building code requirements.	<u>Significant Change in 2001 Update</u> Action 1.5g ENERGY. Offer incentives to developers for projects that result in energy savings of at least 20 percent when compared to the energy consumption that would occur under similar projects built to meet the minimum standards of the energy code.
D. Continue to implement energy-conserving resale/retrofit ordinance for rental units.	The Resale Inspection Program continued through the life of the Element.	<u>Minor Policy Change in 2001 Update</u> <i>Action 1.1f ENERGY. Provide incentives for retrofitting existing homes and businesses for improved energy efficiency. An example of a retrofit feature would be a passive solar device.</i> <i>Action 4.1c HOUSING. Encourage landlords to maintain all rental units in sound condition through City information, the resale program, and technical assistance and support.</i>
E. Support the opportunity for efficient public transit by siting large apartment complexes on arterial streets.	All apartment complexes built during the term of the Element were located on or near streets served by Unitrans or YoloBus.	<u>Minor Change in 2001 Update</u> <i>Principle 5 LAND USE MAP. Support the opportunity for efficient public transit by siting large apartment complexes on arterial streets, in the core and near neighborhood centers and the University.</i>

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
F. Encourage energy-efficient subdivision and building design.		<u>Significant Change in 2001 Update</u> <i>Standard 1.5c ENERGY. At least 80 percent of all residential lots in any proposed new development should be oriented so that buildings have their long axes within 22.5 degrees of east/west. Allow a developer not providing the required percentage to demonstrate that other site design, building design or construction measures would provide similar opportunities for conserving energy.</i> <i>Action 1.5d ENERGY. Develop and implement energy-efficient design requirements that go beyond the State building standards for energy efficiency.</i> <i>Action 1.5e ENERGY. Develop design guidelines for climate-oriented site planning, building design and landscape design to promote energy efficiency.</i> <i>Action 1.5g ENERGY. Offer incentives to developers for projects that result in energy savings of at least 20 percent when compared to the energy consumption that would occur under similar projects built to meet the minimum standards of the energy code.</i>

1993 DAVIS HOUSING ELEMENT EVALUATION

1993 Programs	Accomplishments of the 1993 Housing Element	Current Status/Comments
G. Continue to enforce landscaping requirements that facilitate efficient energy use or conservation.		<u>Minor Policy Change in 2001 Update</u> Standard 1.4a ENERGY. Energy efficient landscaping and preservation of existing shade trees is encouraged on all building sites.
H. Continue to require water-conserving plumbing in new residential construction. Explore incentives to retrofit water-conserving plumbing in existing residences.	The landscape water conservation ordinance adopted in 1991 is still in effect. The city encourages developers and homeowners to plant shade trees as a way to reduce air conditioning needs. The city has offered toilet rebates in the past and is currently offering washer rebates. The goal is to encourage homeowners to install water efficient devices.	<u>Minor Change in 2001 Update</u> <i>Action 1.1e WATER. Continue to enforce and support water conservation ordinances.</i> <i>Action 1.1f WATER. Explore incentives to retrofit water-conserving plumbing in existing residences and businesses.</i>

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